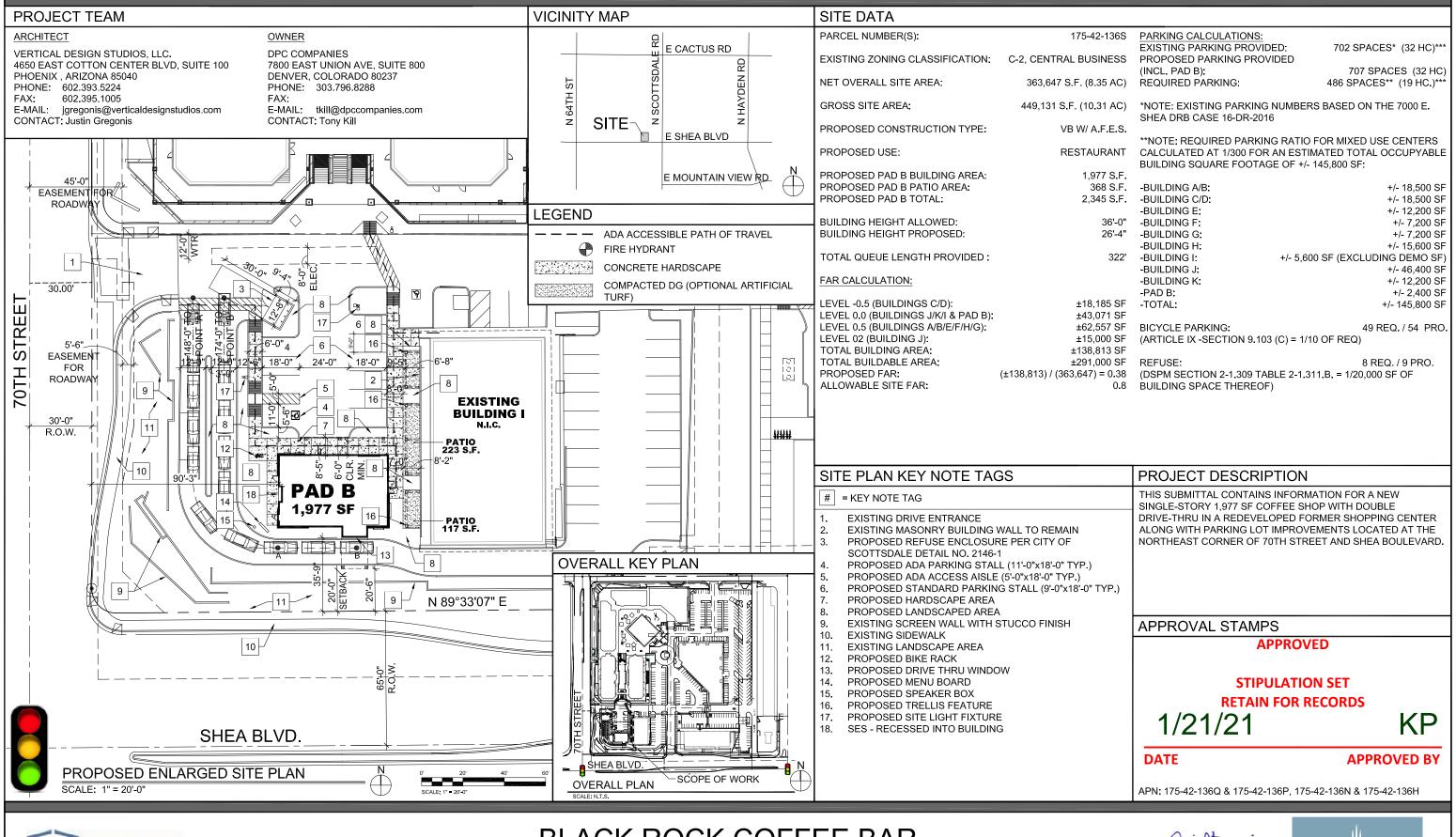


Full Size or Largest Size Plans
Site Plan
Landscape Plan
Elevations





### **BLACK ROCK COFFEE BAR**

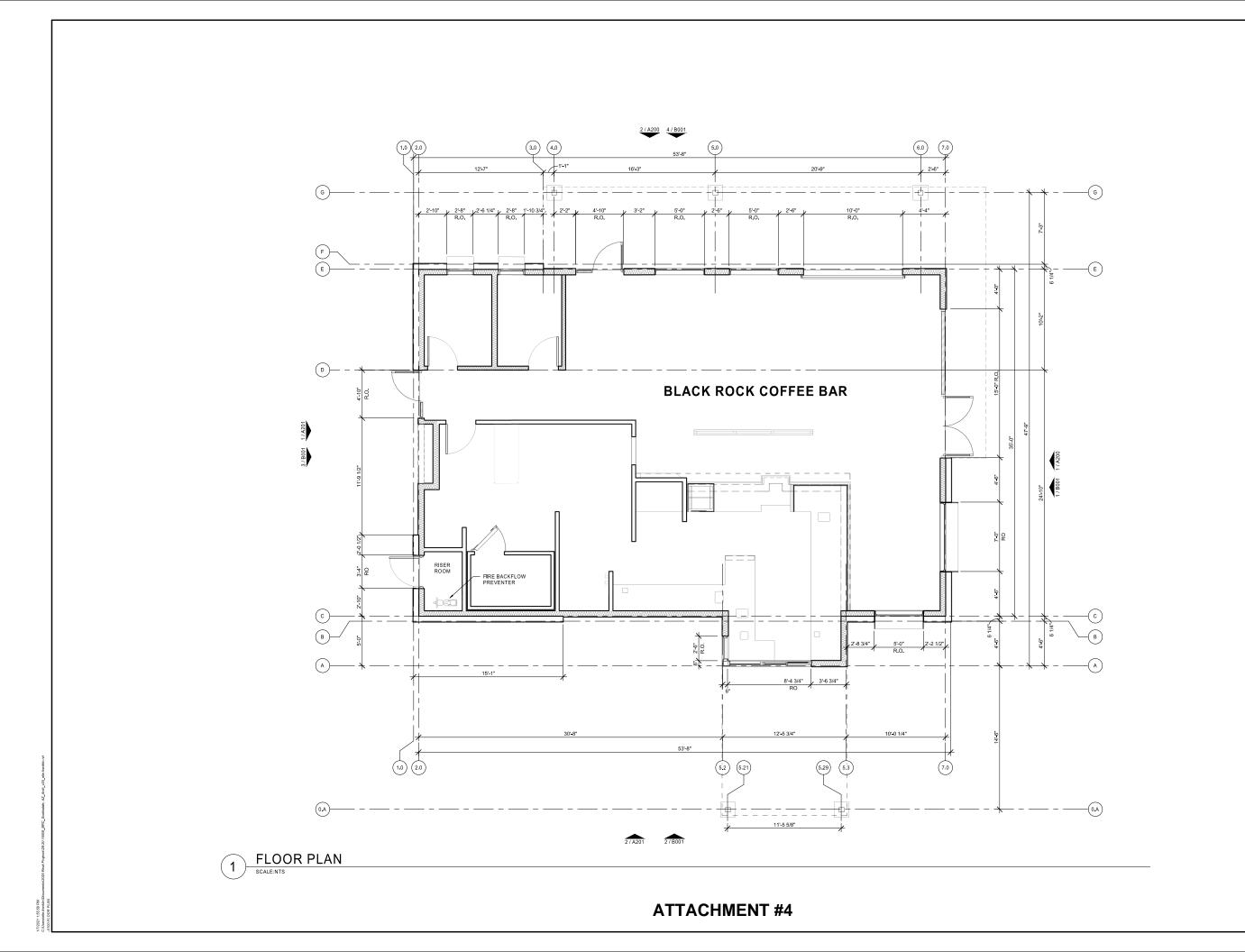
7000 EAST SHEA BOULEVARD SCOTTSDALE, ARIZONA

**ATTACHMENT #3** 





602.395.1000 www.verticaldesignstudios.com



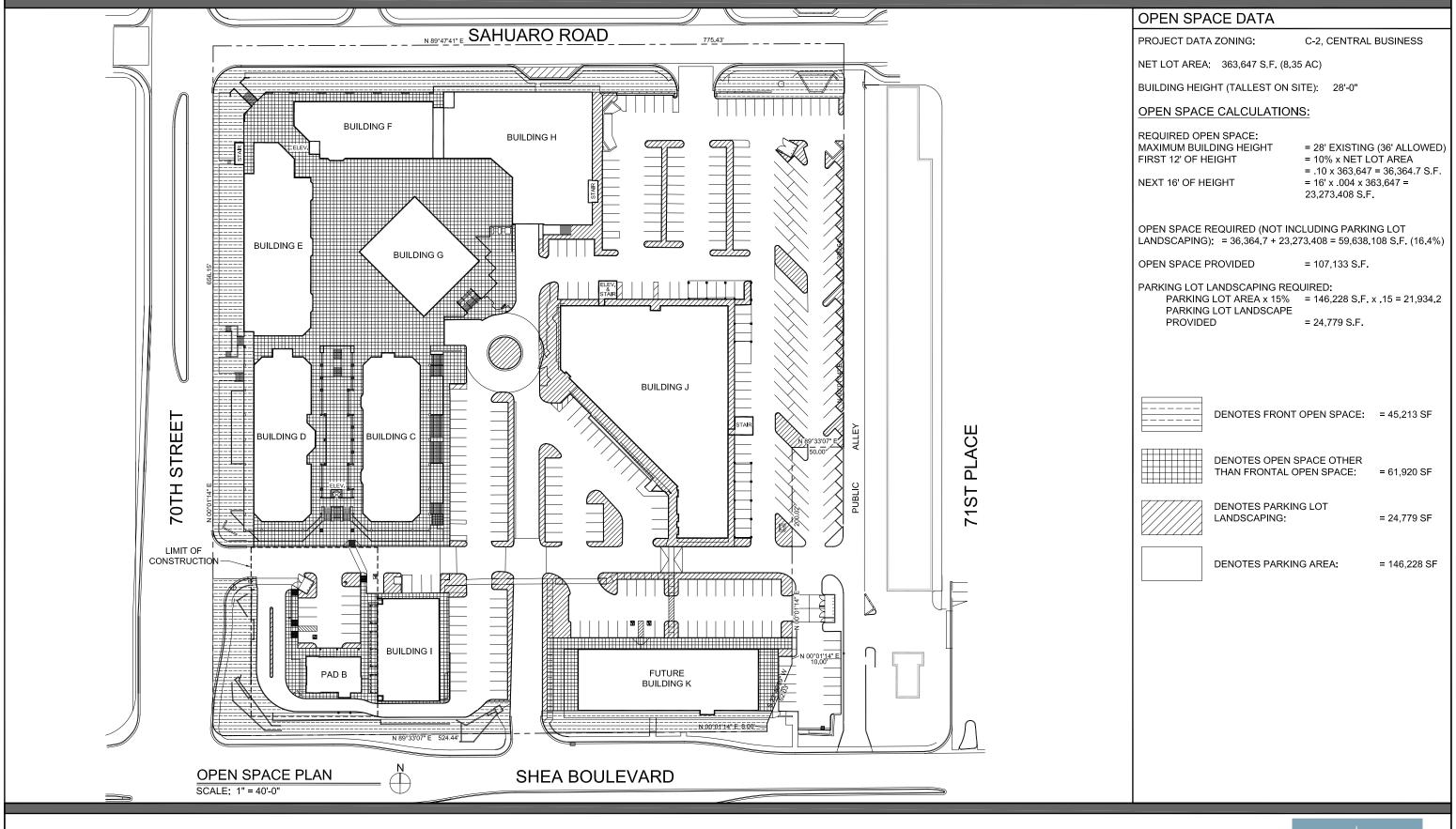


1705 S. Walton Blvd., Suite 3 Bentonville, Arkansas 72712 www.hfa-ae.com

black rock

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A100





### **BLACK ROCK COFFEE BAR**

7000 EAST SHEA BOULEVARD SCOTTSDALE, ARIZONA

12.23.2020 PROJECT 19079.00





4650 E. Cotton Center Boulevard Phoenix, AZ 85040 602.395.1000 www.verticaldesignstudios.com

## 7000 EAST SHEA BOULEVARD - BLACK ROCK COFFEE

project consultants

COMPANIES ) EAST UNION AVE #800 VER, COLORADO 80237 JECT CONTACT: JUSTIN LUTGEN NE: 303.796.8288 EMAIL:jlutgen@dpccompanies.com

VÉRTICAL DESIGN STUDIOS 4650 EAST COTTON CENTER BLVD. #140 PHOENIX, ARIZONA 85040 PROJECT CONTACT: JUSTIN GREGONIS PHONE: 602.395.1000 EMAIL:jgregonis@verticaldesignstudios.com

N ETHIC, LLC AST 6TH AVENUE SDALE, ARIZONA 85251 CT CONTACT: BRANDON PAUL E: 480,225,7077 EMAIL:bpaul@designethic.net

sheet index

SHEET	TITLE
L.01 L.02	COVER SHEET & NOTES PLANTING PLAN

site data

175-42-136N ZONING DISTRICT: PROPOSED BUILDING AREA: <u>ر-ي</u> 1,977 S.F Q.S. SITE AREA: 363,467 S.F. (8.35 AC)

> CACTUS ROAD SHEA BLVD DOUBLE TREE RANCH ROAD

city of scottsdale notes:

- AREAS OF DECOMPOSED GRANITE WITHOUT PLANT MATERIALS/GROUNDCOVERS SHALL NOT EXCEED DIMENSIONS OF MORE THAN 7' IN ANY ONE DIRECTION, MEASURED BETWEEN PLANT CANOPIES AND/OR COVERAGE.
- A MINIMUM OF 50% OF THE PROVIDED TREES SHALL BE MATURE TREES, PURSUANT TO THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE X, SECTION 10.301, AS DEFINED IN THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE III, SECTION 3.100
- A SINGLE TRUNK TREE'S CALIPER SIZE, THAT IS TO BE EQUAL OR LESS THAN 4" SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 6 INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK. TREE'S CALIPER SIZE, FOR SINGLE TRUNK TREES THAT ARE TO HAVE A DIAMETER GREATER THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 12-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK. A MULTIPLE TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6" ABOVE THE LOCATION THAT THE TRUNK SPLITS ORIGINATES, OR 6" ABOVE FINISHED GRADE IF ALL TRUNKS ORIGINATE FROM THE SOIL.
- AREA WITHIN THE SIGHT DISTANCE TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 2 FEET. TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 7 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.
- NO TURF AREAS ARE TO BE PROVIDED.
- RETENTION/DETENTION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED DESIGN (ADDITIONAL FILL, BOULDERS, ETC.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.
- ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
- PRIOR TO THE ESTABLISHMENT OF WATER SERVICE, NON-RESIDENTIAL PROJECTS WITH AN ESTIMATED ANNUAL WATER DEMAND OF TEN (10) ACRE-FEET OF MORE SHALL SUBMIT A CONSERVATION PLAN IN CONFORMANCE WITH SECTIONS 49-245 THROUGH 49-248 OF THE CITY CODE TO THE WATER CONSERVATION OFFICE.
- NO LIGHTING IS PROPOSED WITH THIS SUBMITTAL.
- THE LANDSCAPE SPECIFICATION SECTION(S) OF THESE PLANS ARE NOT REVIEWED AND SHALL NOT BE PART OF THE CITY OF SCOTTSDALE'S
- 11. ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
- 12. NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED, OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, KIND, AND QUANTITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.

#### LANDSCAPE PLAN **APPROVED** CITY OF SCOTTSDALE

CASE NUMBER

**APPROVED BY** 

DATE

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ALL DEVIATIONS WILL REQUIRE REAPPROVAL, THE CITY WILL NOT ISSUE A C OF O UNTIL INSPECTION SERVICES STAFF APPROVES THE LANDSCAPE INSTALLATION.

ALL LANDSCAPE AREAS AND MATERIALS, INCLUDING THOSE LOCATED IN PUBLIC RIGHTS-OF-WAY, SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN AND WEED- FREE CONDITION, AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 STANDARD PRACTICES FOR PRUNING, SUPPORT SYSTEMS, AND SAFETY SHALL BE USED FOR MAINTENANCE CRITERIA. THIS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.







4650 E. Cotton Center Blvd. Ste. 130 Phoenix . Arizona . 85040 Ph 602.395.1000 . Fax 602.395.1005

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JOB NO:

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DATE: DRAWN BY: SUBMITTED:

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& NOTES

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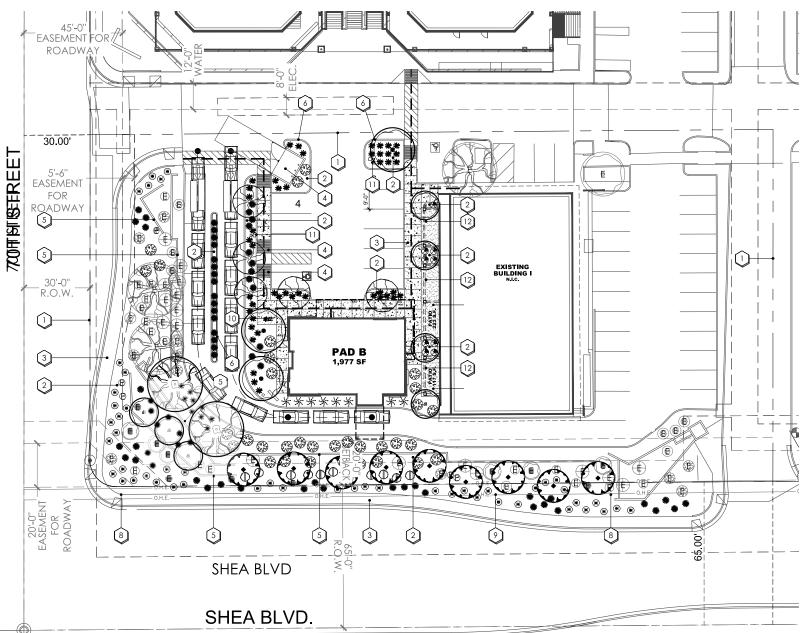
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### planting key notes

- PROPERTY LINE / RIGHT OF WAY LINE
  - DECOMPOSED GRANITE IN ALL PLANTING AREAS
- SIDEWALK.
  - TRASH ENCLOSURE
  - EXISTING SCREEN WALL. SEE ARCH. PLANS.
- CURB. SEE CIVIL ENG. PLANS.
- ACCESSIBLE RAMP. SEE CIVIL ENG. PLANS.
- EXISTING POWER POLE.
- OVER HEAD ELECTRIC LINE(O.H.E.). .
- BICYCLE PARKING
- SITE LIGHTING. SEE ARCHITECT'S PLAN.
- COMPACTED DECOMPOSED GRANITE.



### landscape &

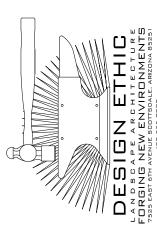
- SITE VERIFY ALL EXISTING CONDITIONS PRIOR TO BIDDING. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION WITHIN 24 HOURS OF THE OBSERVATION.
- CONTRACTOR TO INSPECT EXISTING IRRIGATION SYSTEM AND VERIFY THAT THE SYSTEM IS WORKING PROPERLY.
- ALL PLANT MATERIAL DESIGNATED AS "EXISTING TO REMAIN" SHALL BE PROTECTED DURING ALL PHASES OF CONSTRUCTION. ANY TREE(S) THAT DIE DUE TO: LACK OF WATER, LACK OF MAINTENANCE OR CARE, NEGLECT OR VANDALISM SHALL BE REPLACED BY A SIMILAR SPECIES OF TREE, (MINIMUM 48" BOX) AT NO ADDITIONAL COST TO OWNER. PALMS THAT DIE SHALL BE BE REPLACED WITH LIKE TYPE: HEIGHT AND SIZE. ALL SHRUBS AND GROUNDCOVER SHALL BE REPLACED WITH 5 GALLON PLANTS.
- LANDSCAPE AREAS DISTURBED BY NEW CONSTRUCTION SHALL BE REPAIRED WITH SOD IN TURF AREAS AND NEW DECOMPOSED GRANITE MATCHING EXISTING. BLEND ALL DISTURBED AREAS WITH UNDISTURBED SO THERE IS A SMOOTH TRANSITION BETWEEN ALL EDGES. REPLACE ALL DISTURBED, BROKEN OR DAMAGED HEADERS WITH MATCHING TYPE.
- ALL EXISTING PLANT MATERIAL AND ADJACENT PLANT MATERIAL SHALL HAVE UN-INTERRUPTED WATERING DURING ALL PHASES OF CONSTRUCTION. THIS SHALL INCLUDE BUT NOT BE LIMITED to; hand watering, temporary above ground irrigation, existing system ,etc.
- THE EXISTING IRRIGATION SYSTEM SHALL BE PROTECTED, MAINTAINED AND REPAIRED DURING ALL PHASES OF CONSTRUCTION. ALL EQUIPMENT SUCH AS MAINLINE, WIRES, LATERAL HEADS AND ETC. SHALL BE REPAIRED AND REPLACED TO MAINTAIN CONTINUOUS WATER.
- PROVIDE NEW SCHEDULE 40 SLEEVES AT ALL NEW DRIVES. (SEE SLEEVE SCHEDULE FOR SIZE.) ANY EXISTING IRRIGATION SYSTEM IS TO BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND GUARANTEE 100% COVERAGE.
- EXISTING TREES TO REMAIN SHALL BE SELECTIVELY PRUNED PER LANDSCAPE ARCHITECT
- ALL EXISTING SHRUBS WITHIN THE SIGHT DISTANCE LINES AND SIGHT VISIBILITY TRIANGLES SHALL BE SELECTIVELY PRUNED SO THAT THEY DO NOT EXCEED A MAXIMUM HEIGHT OF 30 INCHES.
- ALL EXISTING TREES SHALL BE TRIMMED TO MAINTAIN A CLEAR A MINIMUM CANOPY HEIGHT OF

#### mlamt legend

	botanical name common name		size	qty	comments
existing tr	ees - remain in place			•	
E	PARKINSONIA X. 'DESERT MUSEUM' DESERT MUSEUM		VARIES	1	REMAIN IN PLACE
shrubs	PROSOPIS CHILENSIS 'THORNLE THORNLESS CHILEAN MESQUITI	ESS' E	VARIES	3	REMAIN IN PLACE
8 2110D2 - 16	emain in place BOUGAINVILLEA 'LA JOLLA'		VARIES	6	REMAIN IN PLACE
	LA JOLLA BOUGAINVILLEA BOUGAINVILLEA X BUTTIANA 'ORANGE KING' 'ORANGE KING BOUGAINVILLE	ĒA	VARIES	2	REMAIN IN PLACE
•	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE		VARIES	17	REMAIN IN PLACE
€	NERIUM OLEANDER PETITE PINK OLEANDER		VARIES	4	REMAIN IN PLAC
<b>(E)</b>	LANTANA CAMARA PINK LANTANA		VARIES	14	REMAIN IN PLAC
®	LEUCOPHYLLUM CANDIDUM		VARIES	4	REMAIN IN PLAC
<b>(</b>	THUNDER CLOUD  LEUCOPHYLLUM FRUTESCENS  'GREEN CLOUD'  GREEN CLOUD SAGE		VARIES	6	REMAIN IN PLAC
accents -	remain in place				
•	CARNEGIEA GIGANTEA SAGUARO		VARIES	1	REMAIN IN PLAC
<b>(</b>	DASYLIRION WHEELERI DESERT SPOON		VARIES	11	REMAIN IN PLAC
trees	HESPERALOE PARVIFLORA RED YUCCA		VARIES	5	REMAIN IN PLAC
$\overline{\bigcirc}$	ACACIA ANEURA MULGA	(5 @ 1.0 GPH)	30" BOX 1.5" CAL.	9	LOW BREAKING 8.0H, 5.0W
	ACACIA SALICINA WILLOW ACACIA	, (5 @ 1.0 GPH)	30" BOX 1.5" CAL.	5	LOW BREAKING 8.0H, 5.0W
	CAESALPINIA CACALACO 'SMOOTHIE' THORNLESS CASCALOTE	(5 @ 1.0 GPH)	30" BOX 1.5" CAL.	8	LOW BREAKING 8.0H, 5.0W
•	PARKINSONIA X. 'DESERT MUSEUM' DESERT MUSEUM	(5 @ 1.0 GPH)	30" BOX 1.5" CAL.	3	LOW BREAKING 8.0H, 5.0W
shrubs	PROSOPIS SEEDLESS HYBRID 'AZTIM' 'AZTIM' SEEDLESS HYBRID MESQUITE	(5 @ 1.0 GPH)	30" BOX 1.5" CAL.	2	LOW BREAKING 8.0H, 5.0W
(D)	RUELLIA PENINSULARIS BAJA RUELLIA	(1 @ 1.0 GPH)	5 GAL.	10	PLANT AT 4' O.C.
*	ASCLEPIAS SUBULATA DESERT MILKWEED	(1 @ 1.0 GPH)	5 GAL.	55	PLANT AT 3' O.C.
		(1 @ 1.0 GPH)	5 GAL.	33	PLANT AT 5' O.C.
*	LIECDED AL OF FUNDED A	(1 @ 1.0 GPH)	5 GAL.	8	PLANT AT 4' O.C.
*	HESPERALOE PARVIFLORA RED YUCCA	(1 @ 1.0 GPH)	5 GAL.	67	PLANT AT 3' O.C.
<b>③</b>	MUHLENBERGIA CAPILLARIS REGAL MIST	1.0 GPH) (1 @ 1.0 GPH)	5 GAL.	9	PLANT AT 3' O.C.
ground		1.5 01111			
•	LANTANA 'NEW GOLD' NEW GOLD LANTANA	(1 @ 1.0 GPH)	1 GAL.	49	PLANT AT 3' O.C.
2	4" MINUS DECOMPOSED GRAI EXPRESS BROWN	VITE	4"-MINUS	11,638 S.F.	2" MINIMUM IN ALL PLANTERS

### thorny planting note:

THORNY TREES, SHRUBS, AND CACTI SHALL BE PLANTED SO THAT THEIR MATURE SIZE/CANOPY WILL BE AT LEAST 4 FEET AWAY FROM ANY WALKWAYS OR PARKING AREA CURBING. PLEASE REFER TO DSPM SEC. 2-1.1001.13.









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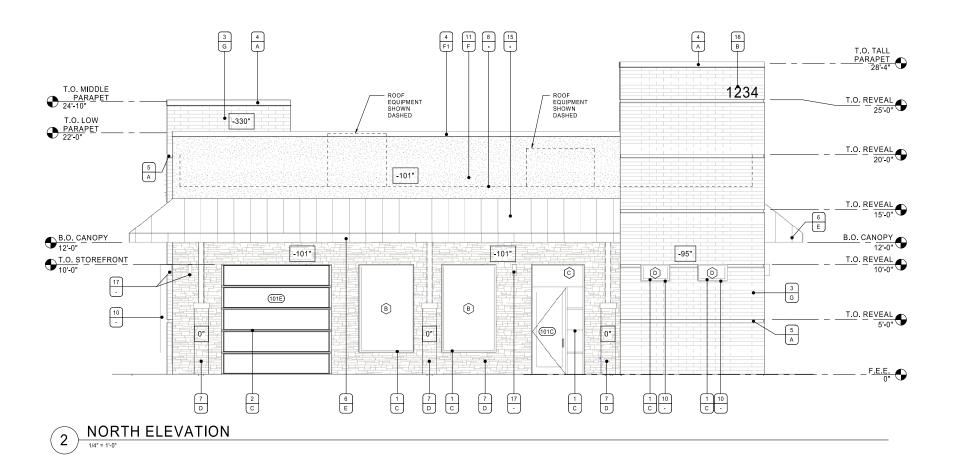
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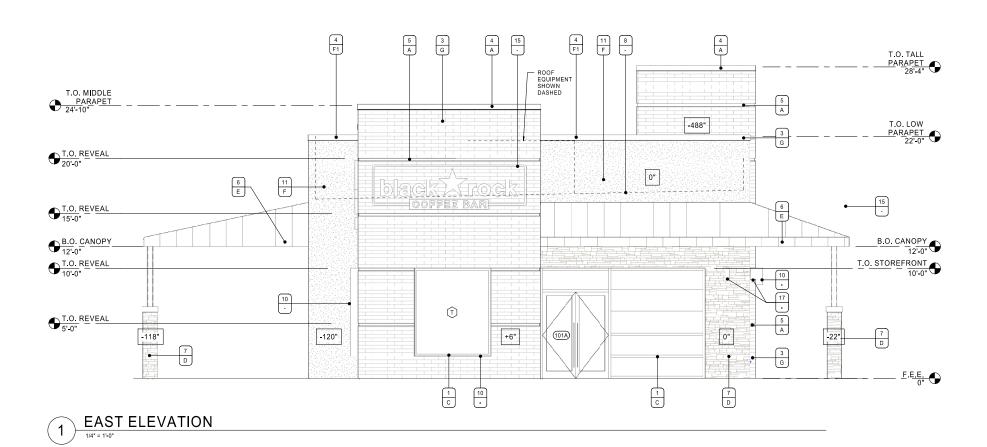
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of





**ATTACHMENT #7** 

### MATERIAL/COLOR SCHEDULE

FINISH

- ALUMINUM STOREFRONT W/1" INSULATED GLAZING SEE GLAZING SCHEDULE
  SECTIONAL OVERHEAD DOOR W/1" INSULATED GLAZING
  BRICK FINISH
  PREFINISHED METAL PARAPET CAP FLASHING
  FRY REGLET PCS-100-300 HORIZONTAL EXTRUDED ALUMINUM REVEAL
  STANDING SEAM METAL CANOPY
  STONE VENEER ON MORTAR BED WITH 3.4 GALV METAL LATHE OVER (2) LAYERS TYVEK
  APPLIED TO WOOD SHEATHING
  DASHED LINE OF ROOF BEYOND
  DASHED LINE OF MECHANICAL UNIT BEYOND
  114" FLAT PLATE STEEL AT HEADIJAMBISILL
  STUCCO
  SERVICE ON TRANCE SECTION SEE ELECTRICAL
  ANDICHO WETAL DOOR AND FRAME
  FUTURE SIGNAGE UNDER SEPARATE PERMIT
  BUILDING ADDRESS SIGNAGE SEE DETAL 17/A-800
  WALL MOUNTED EXTERIOR LIGHT FIXTURE COLOR DARK BRONZE SEE ELECTRICAL
  BRAKE METAL TRIM SEE DETAIL 1/2/4401

| BY DUNN-EDWARDS (OR EQUAL):
A.	DET648 "WHITE PICKET FENCE"
B.	DEC760 "DESERT GRAY"
C.	DEC755 "COCOA"

STOREFRONT SYSTEM: C. DARK BRONZE ANODIZED

F. FINISH 1. PAINT DEC755 "COCOA"

BY CORONADO STONE:
D. CORONADO STONE - SAWTOOTH NORTHLAND
1. PREFINISHED BROWN METAL TRIM TO
MATCH STONE - SAWTOOTH NORTHLAND

STEEL FINISH: E. DARK BRONZE

| INTERSTATE BRICK |
G. THIN BRICK 3 5/8" EMPEROR - ARCTIC WHITE MORTAR - WHITE |
H. THIN BRICK 2 1/4" MODULAR - MIDNIGHT BLACK MORTAR - DARK GRAY

#### **ELEVATION GENERAL NOTES**

- GENERAL CONTRACTOR TO PROVIDE AND INSTALL SEALANT AS NEEDED AT ALL MATERIAL/SURFACE/FINISH. JOINTS TO CREATE WEATHER TIGHT SEAL EXTERIOR CAULK COLOR TO MATCH ADJACENT MATERIAL COLOR. PROVIDE CONTINUOUS SEALANT AROUND ALL PENETRATIONS, ELECTRICAL LIGHTING, AND OTHER SURFACE MOUNTED COMPONENTS.

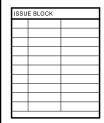


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black rock 7000 EAST SHEA BLVD. SCOTTSDALE, AZ 85254

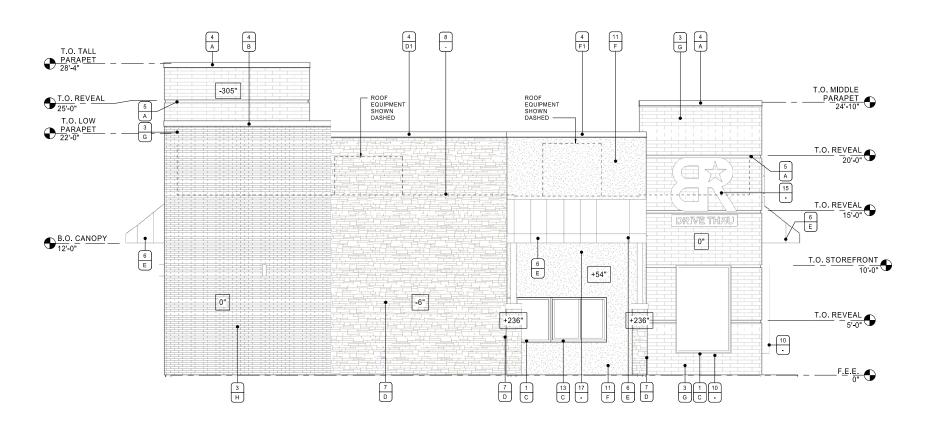


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EXTERIOR ELEVATIONS

A200



4 D1

4 A

8



FINISH

- ALUMINUM STOREFRONT W/ 1" INSULATED GLAZING SEE GLAZING SCHEDULE SECTIONAL OVERHEAD DOOR W/ 1" INSULATED GLAZING BRICK FINISH PREFINISHED METAL PARAPET CAP FLASHING FRY REGLET POS-100-300 HORIZONTAL EXTRUDED ALUMINUM REVEAL STANDING SEAM METAL CANOPY STONE VENEER ON MORTAR BED WITH 3.4 GALV METAL LATHE OVER (2) LAYERS TYVEK APPLIED TO WOOD SHEATHING

- STONE VENEER ON MORTAR BED WITH 3.4 GALV METAL LATHE OVER (2) LAYERS TYVEK APPLIED TO WOOD SHEATHING
  DASHED LINE OF RECHANICAL UNIT BEYOND
  1/4" FLAT PLATE STEEL AT HEAD/JAMB/ISLL
  STUCCO
  SERVICE ENTRANCE SECTION SEE ELECTRICAL
  AUTOMATIC SELF-CLOSING DRIVE THRU WINDOW
  HOLLOW METAL DOOR AND FRAME
  FUTURE SIGNAGE USEE SEPARATE PERMIT
  BUILDING ADDRESS SIGNAGE SEE DETAIL 7/A-600
  WALL MOUNTED EXTERIOR LIGHT FIXTURE COLOR DARK BRONZE SEE ELECTRICAL
  BRAKE METAL TRIM SEE DETAIL 12/A401

BY DUNN-EDWARDS (OR EQUAL):
A. DET648 "WHITE PICKET FENCE"
B. DEC760 "DESERT GRAY"
C. DEC755 "COCOA"

STOREFRONT SYSTEM:
C. DARK BRONZE ANODIZED

F. FINISH 1. PAINT DEC755 "COCOA"

BY CORONADO STONE:

D. CORONADO STONE - SAWTOOTH NORTHLAND
1. PREFINISHED BROWN METAL TRIM TO
MATCH STONE - SAWTOOTH NORTHLAND

STEEL FINISH: E. DARK BRONZE

INTERSTATE BRICK
G. THIN BRICK 3 5/8" EMPEROR - ARCTIC WHITE
MORTAR - WHITE
H. THIN BRICK 2 1/4" MODULAR - MIDNIGHT BLACK
MORTAR - DARK GRAY

#### **ELEVATION GENERAL NOTES**

- GENERAL CONTRACTOR TO PROVIDE AND INSTALL SEALANT AS NEEDED AT ALL MATERIAL/SURFACE/FINISH, JOINTS TO CREATE WEATHER TIGHT SEAL, EXTERIOR CAULK COLOR TO MATCH ADJACENT MATERIAL COLOR. PROVIDE CONTINUOUS SEALANT AROUND ALL PENETRATIONS, ELECTRICAL LIGHTING, AND OTHER SURFACE MOUNTED COMPONENTS.

black krock 7000 EAST SHEA BLVD. SCOTTSDALE, AZ 85254 SSUE BLOCK

HARRISON FRENCH & ASSOCIATES, LT

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NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS

A201

EQUIPMENT SHOWN DASHED <u> T.O. REVEAL</u> 25'-0" 6 E -500" ⊕T.O. REVEAL 6 E <u> T.O. REVEAL</u> B.O. <u>CANOPY</u> B.O. CANOPY 12'-0" 0" -6" 0" -374" 6 E 10'-0" -24" ⊕T.O. REVEAL 18 E -372" (101D) 105 -162"

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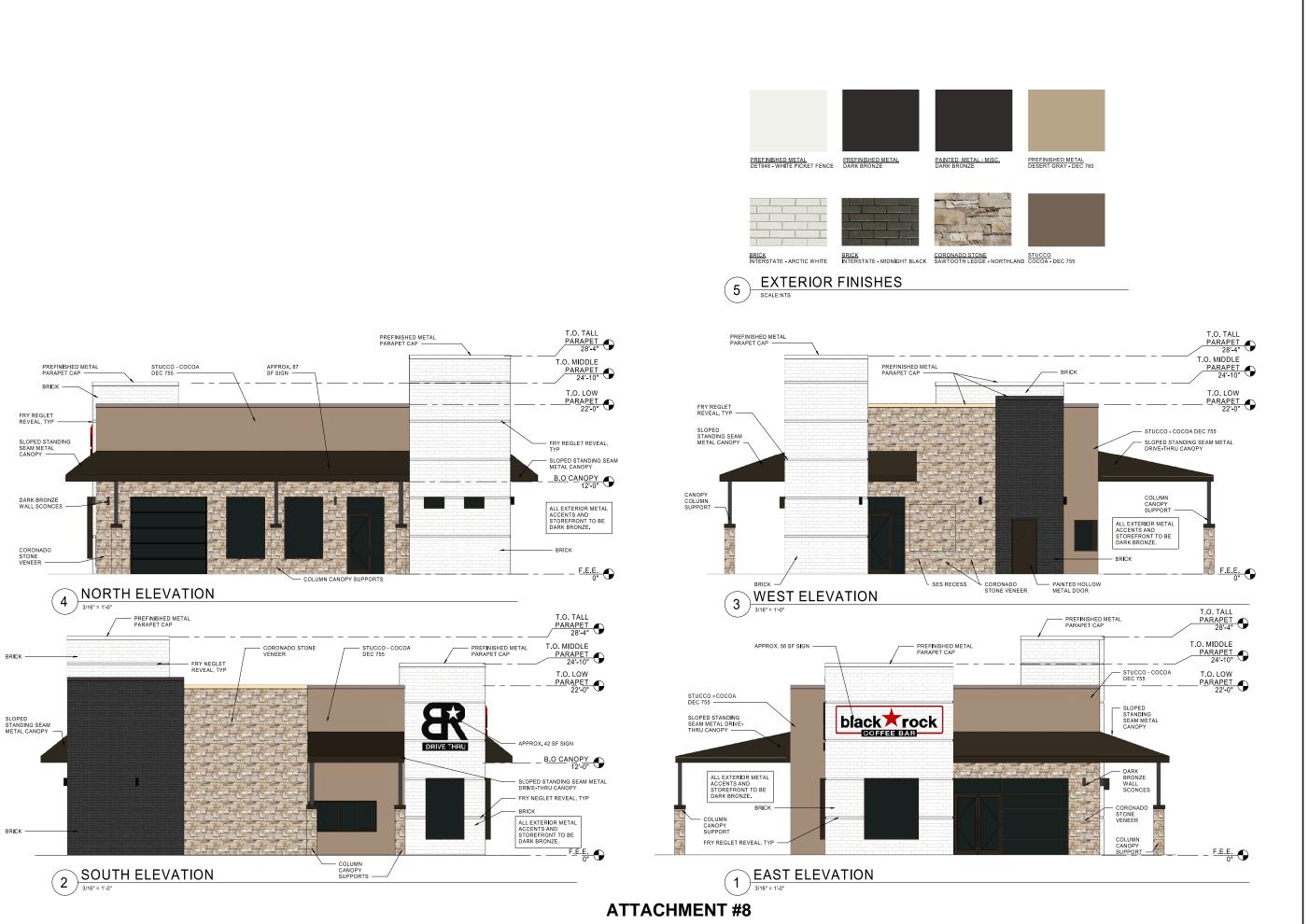
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**WEST ELEVATION** 

SOUTH ELEVATION

30-DR-2020 1/08/21



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SUE BLOCK

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COLOR ELEVATIONS

B001



2 SOUTH WEST PERSPECTIVE



1 NORTH EAST PERSPECTIVE
SCALE:NTS

**ATTACHMENT #9** 



t 479.273.7780

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ISSUE BLOCK						
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МВМ
01/06/21



EXTERIOR PERSPECTIVES

B002



#### MATERIAL/COLOR SCHEDULE

#### MATERIALS

- JAT LERIALS

  EXISTING ALUMINUM STOREFRONT

  WOOD COLUMN & BEAM PAINTED

  STANDING SEAM METTA. ROOFING

  EXISTING STUCCO FINISH

  ELFS. CORNICE PAINTED

  METAL CAP FLASHINED

  OPEN TO BEYOND

  STONG VENEER

  OPER COST CONCRETE CAP GRAY

  SMOOTH STUCCO FINISH

#### COLORS

By: Dunn Edwards
A. DEC760 "DESERT GRAY"
B. DEC755 "COCOA"

By: Sherwin Williams E. SE 7096 "IRON ORE"

Oldcastle Aluminum Storefront
C. "DARK BRONZE"

By: Coronado Stone F. "SAWTOOTH LEDGE - NORTHLAND"

MATERIAL # X

Berridge Metal Roofing: D. "DARK BRONZE"

Concrete Cap G."STANDARD GRAY"







Case 292-SA-2020



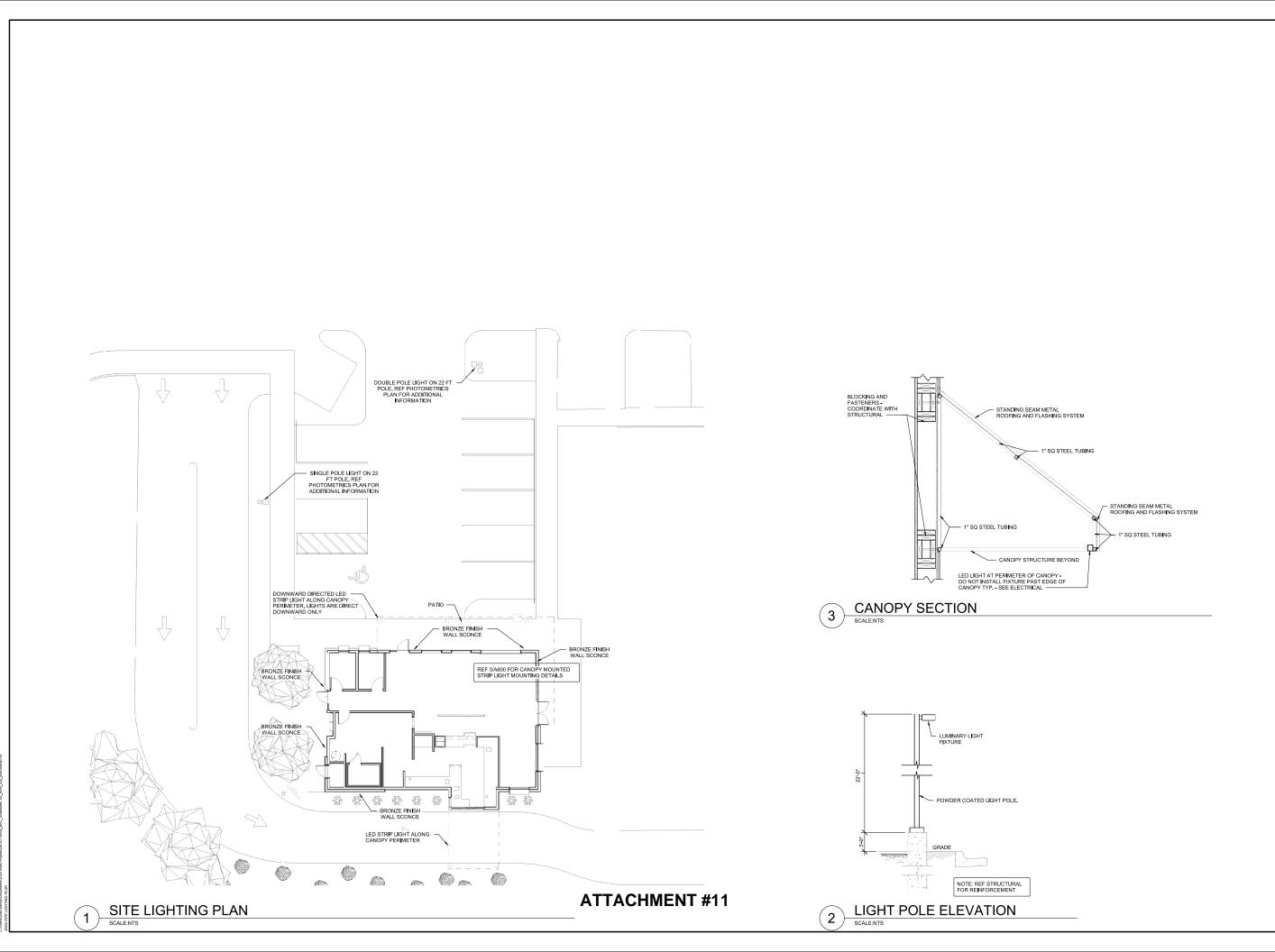
## 7000 Shea Building I - Remodel

7000 E. SHEA BLVD, SCOTTSDALE, AZ 85254 **ATTACHMENT #10** 





4650 E. Cotton Center Boulevard Phoenix, AZ 85040 602.395.1000 www.verticaldesignstudios.com





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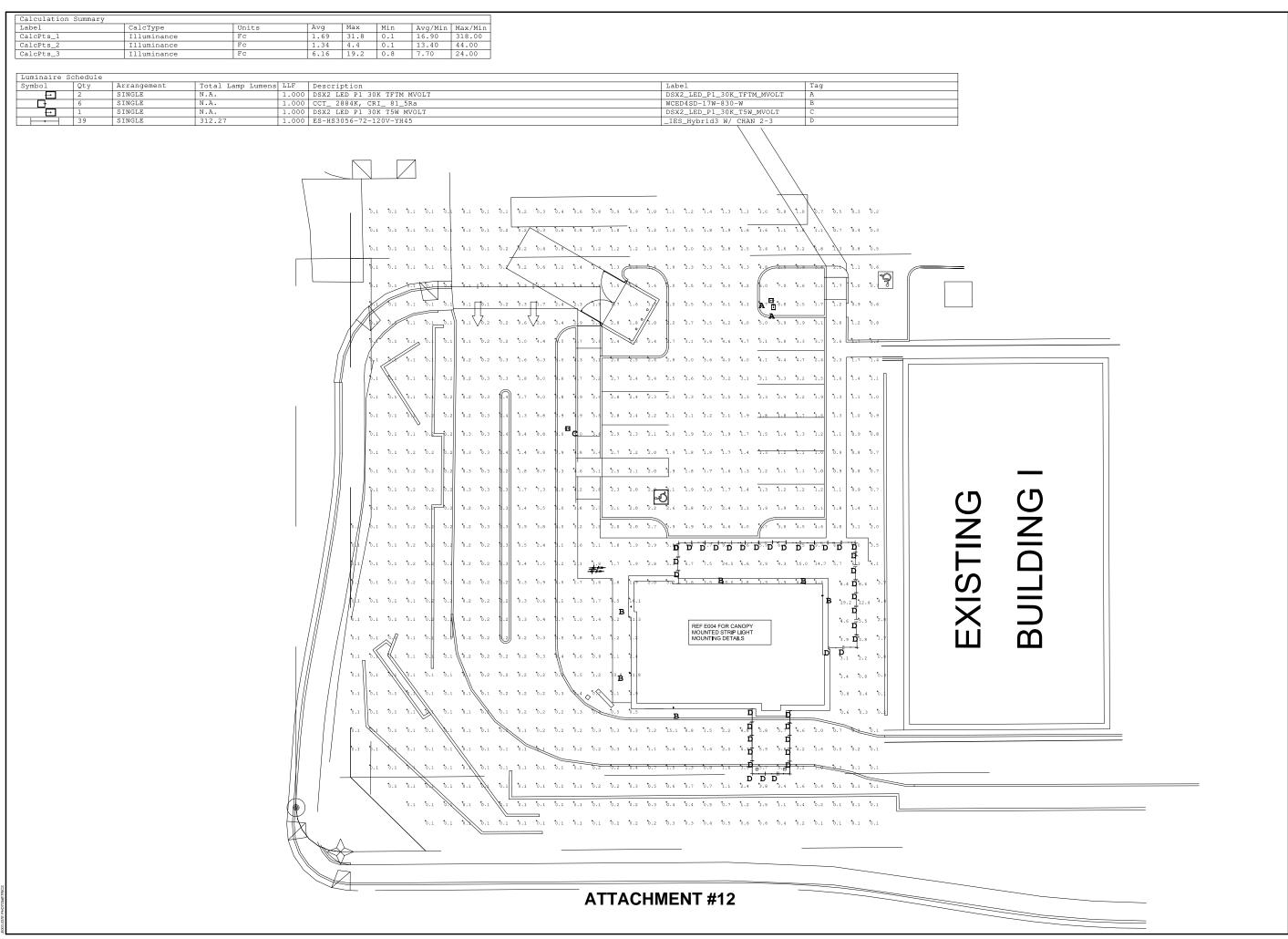
black krock

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SITE LIGHTING PLAN

E004



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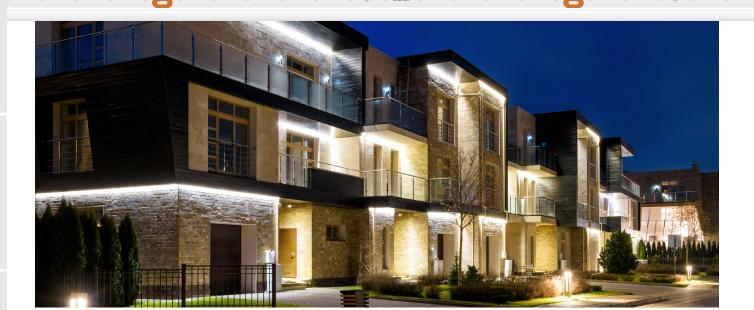
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SITE PHOTOMETRICS

E003



#### **Features**

- Up to 330 lumens per foot and 90+ CRI for 3000K (WW) and 5000K (WH) reels
- 120V reels consume only 4 watts per foot
- Dimmable with most CL and ELV dimmers
- Cuttable<sup>†</sup> every 4"
- Economical for larger installations no need for a driver (164ft max run)
- cETLus Listed<sup>†</sup>
- · Suitable for indoor and outdoor use
- 30,000 hours rated life

#### Available Colors





3000K 5000K

### **Dimming Options**

- CL (10-100%)
- ELV (10-100%)

### Listing / Ratings<sup>†</sup>



### Hybrid 3 Reels - 120V

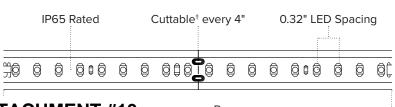
Superb light output for indoor and outdoor use. Parallel wiring in 4" cutting increments ensures that if one LED goes out, the rest of the LEDs continue to operate. Offering up to 330 lumens per foot, Hybrid 3 takes a noticeable jump in brightness over the previous version, making it an effective and energy efficient option for hospitality, home theater, and other various entertainment applications.

#### Technical Information

Series	120-H3
Input Voltage	120V AC
CCT	3000K / 5000K
CRI	90+
Wattage	4W per ft
Lumens	Up to 330Lm per ft
Max Run	164 feet
Cuttable	Every 4"
IP Rating	IP65**
Dimmable	10-100%*
Rating	cETLus Listed <sup>†</sup> for indoor/outdoor use
Rated Life	30,000 hrs

 $^*\mbox{Minimum}$  loads may apply. Per the NEC, switched wall outlets cannot be used with wall dimmers.

<sup>†</sup>cETLus Listing is void if product is cut



<sup>\*\*</sup>IP65 rated only when used with pre-attached molded power cord and end cap

is either pre-attached or properly sealed with dielectric grease & silicone.





#### HYBRID 3 BULK REELS ORDERING INFORMATION

ITEM NUMBER	ССТ	LENGTH	LUMENS / FT	WATTAGE / FT	IP RATING	CRI	CUTTING
120-H3-30	3000K	150 ft	315Lm / ft	4W / ft	IP65	90+	4" (102mm)
120-H3-50	5000K	150 ft	330Lm / ft	4W / ft	IP65	90+	4" (102mm)

120V Hybrid 3 Bulk Reels Include: (1) 150ft reel of Hybrid 3 / (1) 5ft Attached Power Cord / (4) 120-H3-CONKIT (1) Attached End Cap / (50) Clear plastic mounting clips with screws

HYBRID 3 ACCESSORIES					
ITEM NUMBER	DESCRIPTION				
120-H3-CONKIT	Power connection kit w/Plug				
120-H3-JUMP.5	6" linking cable				
120-H3-JUMP3	3' linking cable				
120-H3-JUMP6	6' linking cable				
120-H3-SPL	In-line splice				
120-H3-END	End cap				
120-H3-CLIPS	Mounting clips (qty 10)				
120-H3-CHAN-3	1m aluminum channel				
120-H3-CHAN2-3	1m aluminum deep channel with lens				









120-H3-CONKIT

120-H3-JUMP.5 120-H3-JUMP3 120-H3-JUMP6

120-H3-SPL

120-H3-END

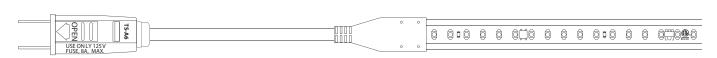






120-H3-CHAN-3

### Hybrid 3 Reel Power Connection





### **D-Series Size 2**

#### LED Area Luminaire









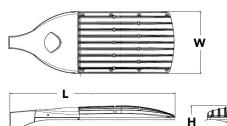


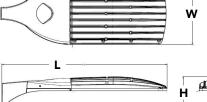
#### **Specifications**

1.1 ft<sup>2</sup> EPA: (0.10 m<sup>2</sup>) 40" Length: (101.6 cm) 15" Width: (38.1 cm) 7-1/4" Height 1: (18.4 cm) Height 2: 3.5" (max):

36lbs

Weight:





#### Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. The Size 2 is ideal for replacing 400-1000W metal halide in area lighting applications with energy savings of up to 80% and expected service life of over 100,000 hours.

#### **EXAMPLE:** DSX2 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD **Ordering Information**

DSX2 LED					
Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX2 LED	Forward optics P1 P5 <sup>1</sup> P2 P6 P3 P7 <sup>1</sup> P4 P8 <sup>1</sup> Rotated optics P10 <sup>2</sup> P13 <sup>1,2</sup> P11 <sup>2</sup> P14 <sup>1,2</sup> P12 <sup>2</sup>	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I Short (Automotive) T2S Type II Short T5S Type V Short 3 T2M Type II Medium T5W Type V Medium 3 T3S Type III Short BLC Backlight control 4 T3M Type II Medium LCCO Left corner cutoff 4 T4M Type IV Medium TFTM Forward Throw Medium	MVOLT 5 120 6 208 6 240 6 277 6 347 6 480 6	Shipped included  SPA Square pole mounting  RPA Round pole mounting 7  WBA Wall bracket 3  SPUMBA Square pole universal mounting adaptor 8  RPUMBA Round pole universal mounting adaptor 8  Shipped separately  KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) 9

Control op	otions			Other	options	Finish (requ	uired)
Shipped NLTAIR2 PIRHN PER PER5 PER7 DMG	installed nLight AIR generation 2 enabled <sup>10</sup> Network, Bi-Level motion/ambient sensor <sup>11</sup> NEMA twist-lock receptacle only (no controls) <sup>12</sup> Five-wire receptacle only (no controls) <sup>12,13</sup> Seven-wire receptacle only (no controls) <sup>12,13</sup> 0-10V dimming extend out back of housing for external control (no controls) <sup>14</sup> Dual switching <sup>15,16</sup>	PIRH PIRH1FC3V FAO	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enable at 5fc <sup>17</sup> High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc <sup>17</sup> Field Adjustable Output <sup>18</sup>	HS SF DF L90 R90 HA	House-side shield 19 Single fuse (120, 277, 347V) 6 Double fuse (208, 240, 480V) 6 Left rotated optics 2 Right rotated optics 2 50°C ambient operations 1  ped separately Bird spikes 20 External glare shield	DDBXD DBLXD DNAXD DWHXD DDBTXD DBLBXD DNATXD DWHGXD	Dark bronze Black Natural aluminum White Textured dark bronze Textured black Textured natural aluminum Textured white



#### **Ordering Information**

#### Accessories

Ordered and shipped separately

DLL127F 1.5 JU Photocell - SSL twist-lock (120-277V) 21 DLL347F 1.5 CUL JU Photocell - SSL twist-lock (347V) 21 DLL480F 1.5 CUL JU Photocell - SSL twist-lock (480V) 21

DSHORT SBK U Shorting cap 2

House-side shield for 80 LFD unit 19 DSX2HS 80C U DSX2HS 90C U House-side shield for 90 LED unit 19 DSX2HS 100C U House-side shield for 100 LED unit 19 Square and round pole universal mounting bracket (specify finish) 22 PUMBA DDBXD U\*

Mast arm mounting bracket adaptor KMA8 DDBXD U (specify finish)

DSX2EGS (FINISH) U External glare shield

For more control options, visit DTL and ROAM online.

#### **NOTES**

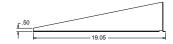
- HA not available with P5, P7, P8, P13, and P14.
- P10, P11, P12, P13 or P14 and rotated optics (L90, R90) only available together.
- Any Type 5 distribution with photocell, is not available with WBA.
- Not available with HS.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Suitable for mounting to round poles between 3.5" and 12" diameter.
- Universal mounting bracket intended for retrofit on existing pre-drilled poles only. 1.5 G vibration load rating per ANCI C136.31. Only usable when pole's drill pattern is NOT Lithonia template #8.
- Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" diameter mast arm (not included).
- 10 Must be ordered with PIRHN. Sensor cover only available in dark bronze, black, white or natural aluminum color.

  11 Must be ordered with NLTAIR2. For more information on nLight Air 2 visit this link.
- 12 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option. Shorting Cap included.
- 13 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Node with integral dimming. 14 DMG not available with PIRHN, PER5, PER7, PIR, PIRH, PIRHC3V or PIRH1FC3V, FAO.
- 15 Requires (2) separately switched circuits with isolated neutrals.
- 16 Provides 50/50 fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH. Not available with P1, P2, P10. 17 Reference Controls Options table settings table on page 4. Reference Motion Sensor Default table on page 4 to see functionality.
- 18 Reference controls options table on page 4.
- 19 Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessories; see Accessories information. 20 Must be ordered with fixture for factory pre-drilling.
- 21 Requires luminaire to be specified with PER, PERS and PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.
- 22 For retrofit use only. Only usable when pole's drill pattern is NOT Lithonia template #8.

#### **Options**

#### **EGS - External Glare Shield**

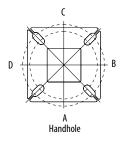


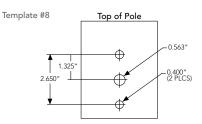




#### **Drilling**

#### HANDHOLE ORIENTATION





#### **Tenon Mounting Slipfitter**

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @120	4@90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

		-		₹		*	-
Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS

#### **DSX2 Area Luminaire - EPA**

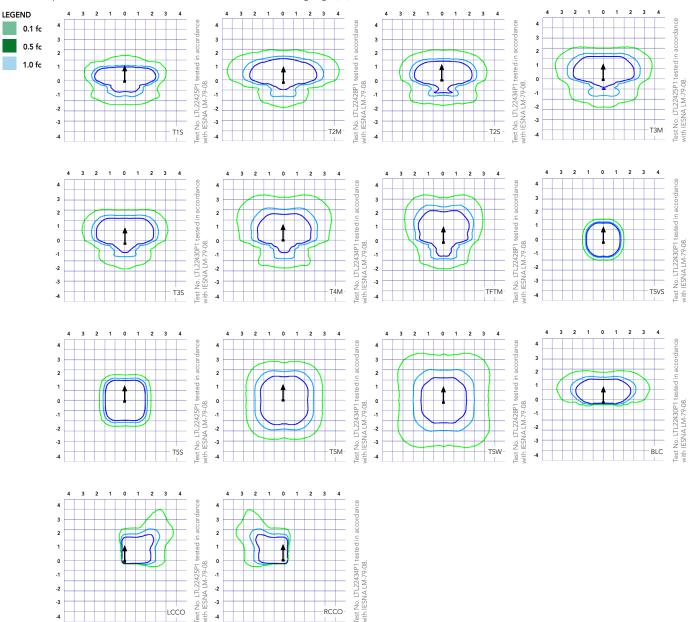
\*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type	-		₹	_T_	*	-1-
DSX2 LED	1.100	2.200	2.120	3.300	2.850	4.064

	Drilling Template	Minimum Acceptable Outside Pole Dimension										
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"					
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"					
SPUMBA	#5	2-7/8"	3"	4"	4"	3.5"	4"					
RPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"					



Isofootcandle plots for the DSX2 LED 80C 1000 40K. Distances are in units of mounting height (30').





#### **Lumen Ambient Temperature (LAT) Multipliers**

Use these factors to determine relative lumen output for average ambient temperatures from 0-40  $^{\circ}\text{C}$  (32-104  $^{\circ}\text{F}$ ).

Amk	pient	Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35℃	95°F	0.98
40°C	104°F	0.97

#### **Projected LED Lumen Maintenance**

Data references the extrapolated performance projections for the platforms noted in a  $\bf 25^{\circ}C$  ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25000	50000	100000
Lumen Maintenance Factor	1.00	0.96	0.92	0.85

#### **Electrical Load**

			Current (A)							
	Performance Package	LED Count	Drive Current	Wattage	120	208	240	277	347	480
	P1	80	530	140	1.18	0.68	0.59	0.51	0.40	0.32
	P2	80	700	185	1.56	0.90	0.78	0.66	0.52	0.39
	P3	80	850	217	1.82	1.05	0.90	0.80	0.63	0.48
Forward Optics	P4	80	1050	270	2.27	1.31	1.12	0.99	0.79	0.59
(Non-Rotated)	P5	80	1250	321	2.68	1.54	1.34	1.17	0.93	0.68
	P6	100	1050	343	2.89	1.66	1.59	1.37	1.00	0.71
	P7	100	1250	398	3.31	1.91	1.66	1.45	1.16	0.81
	P8	100	1350	431	3.61	2.07	1.81	1.57	1.25	0.91
	P10	90	530	156	1.30	0.76	0.65	0.62	0.45	0.32
Rotated Optics	P11	90	700	207	1.75	1.01	0.87	0.74	0.60	0.46
(Requires L90	P12	90	850	254	2.12	1.22	1.06	0.94	0.73	0.55
or R90)	P13	90	1200	344	2.88	1.65	1.44	1.25	1.00	0.73
	P14	90	1400	405	3.39	1.95	1.71	1.48	1.18	0.86

Motion Sensor Default Settings											
Option	Dimmed State	High Level (when triggered)	Phototcell Operation	Dwell Time	Ramp-up Time	Ramp-down Time					
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min					
*PIR1FC3V or PIRH1FC3V 3V (37%) Output 10V (100%) Output Enabled @ 1FC 5 min 3 sec 5 min											
*for use when motion sensor is us	for use when motion sensor is used as dusk to dawn control.										

		Controls Options		
Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PER5 or PER7	Twist-lock photocell receptical	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBGR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclypse.	nLight Air rSBGR	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app.

#### **Lumen Output**

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward 0	ward Optics																																			
LED Count	Drive Cur-	Power	System	Dist.			30K K, 70 CRI	)				40K K, 70 CRI	)				50K K, 70 CRI																			
	rent	Package	Watts	Туре	Lumens	В	U	G	LPW	Lumens	В	U	G	LPW	Lumens	В	U	G	LPW																	
				T1S	17,575	3	0	3	126	18,933	3	0	3	135	19,173	3	0	3	137																	
				T2S	17,556	3	0	3	125	18,913	3	0	3	135	19,152	3	0	3	137																	
				T2M	17,647	3	0	3	126	19,010	3	0	3	136	19,251	3	0	3	138																	
				T3S	17,090	3	0	3	122	18,411	3	0	3	132	18,644	3	0	3	133																	
				T3M	17,604	3	0	3	126	18,964	3	0	3	135	19,204	3	0	3	137																	
				T4M	17,221	3	0	3	123	18,552	3	0	4	133	18,787	3	0	4	134																	
80	530	P1	140W	TFTM	17,593	3	0	3	126	18,952	3	0	4	135	19,192	3	0	4	137																	
00	550	P1	14000	T5VS	18,297	4	0	1	131	19,711	4	0	1	141	19,961	4	0	1	143																	
				T5S	18,312	4	0	2	131	19,727	4	0	2	141	19,977	4	0	2	143																	
				T5M	18,266	4	0	2	130	19,677	4	0	2	141	19,926	4	0	2	142																	
				T5W	18,146	5	0	3	130	19,548	5	0	3	140	19,796	5	0	3	141																	
				BLC	14,424	2	0	2	103	15,539	2	0	3	111	15,736	2	0	3	112																	
				LCC0	10,733	1	0	3	77	11,562	1	0	3	83	11,709	2	0	3	84																	
				RCCO	10,733	1	0	3	77	11,562	1	0	3	83	11,709	2	0	3	84																	
				T1S	22,305	3	0	3	121	24,029	3	0	3	130	24,333	3	0	3	132																	
				T2S	22,281	3	0	4	120	24,003	3	0	4	130	24,307	3	0	4	131																	
				T2M	22,396	3	0	3	121	24,127	3	0	3	130	24,432	3	0	3	132																	
				T3S	21,690	3	0	4	117	23,366	3	0	4	126	23,662	3	0	4	128																	
				T3M	22,342	3	0	4	121	24,068	3	0	4	130	24,373	3	0	4	132																	
				T4M	21,857	3	0	4	118	23,545	3	0	4	127	23,844	3	0	4	129																	
80	700	P2	185W	TFTM	22,328	3	0	4	121	24,054	3	0	4	130	24,358	3	0	4	132																	
00	700	'2	10511	T5VS	23,222	5	0	1	126	25,016	5	0	1	135	25,333	5	0	1	137																	
				T5S	23,241	4	0	2	126	25,037	4	0	2	135	25,354	4	0	2	137																	
				T5M	23,182	5	0	3	125	24,974	5	0	3	135	25,290	5	0	3	137																	
				T5W	23,030	5	0	4	124	24,810	5	0	4	134	25,124	5	0	4	136																	
				BLC	18,307	2	0	3	99	19,721	2	0	3	107	19,971	2	0	3	108																	
				LCC0	13,622	2	0	3	74	14,674	2	0	4	79	14,860	2	0	4	80																	
				RCCO	13,622	2	0	3	74	14,674	2	0	4	79	14,860	2	0	4	80																	
												T1S	26,202	3	0	3	121	28,226	3	0	3	130	28,584	3	0	3	132									
																								T2S	26,174	3	0	4	121	28,196	3	0	4	130	28,553	3
									T2M	26,309	3	0	3	121	28,342	3	0	3	131	28,700	3	0	3	132												
					T3S	25,479	3	0	4	117	27,448	3	0	4	126	27,795	3	0	4	128																
				T3M	26,245	3	0	4	121	28,273	3	0	4	130	28,631	3	0	4	132																	
				T4M	25,675	3	0	4	118	27,659	3	0	4	127	28,009	3	0	4	129																	
80	850	P3	217W	TFTM	26,229	3	0	4	121	28,255	3	0	4	130	28,613	3	0	4	132																	
				T5VS	27,279	5	0	1	126	29,387	5	0	1	135	29,759	5	0	1	137																	
				T5S	27,301	4	0	2	126	29,410	5	0	2	136	29,783	5	0	2	137																	
				T5M	27,232	5	0	3	125	29,336	5	0	3	135	29,707	5	0	3	137																	
				T5W	27,053	5	0	4	125	29,144	5	0	4	134	29,513	5	0	4	136																	
				BLC	21,504	2	0	3	99	23,166	2	0	3	107	23,459	2	0	4	108																	
				LCC0	16,001	2	0	4	74	17,238	2	0	4	79	17,456	2	0	4	80																	
				RCCO	16,001	2	0	4	74	17,238	2	0	4	79	17,456	2	0	4	80																	
				T1S	30,963	4	0	4	115	33,355	4	0	4	124	33,777	4	0	4	125																	
				T2S	30,930	4	0	4	115	33,320	4	0	4	123	33,742	4	0	4	125																	
				T2M	31,089	3	0	4	115	33,491	3	_	4	124	33,915	3	_	4	126																	
				T3S	30,108	4	0	4	112	32,435	4	0	5	120	32,845	4	0	5	122																	
			T3M	31,014	3	0	4	115	33,410	3	0	4	124	33,833	3	0	4	125																		
				T4M TFTM	30,340	3	0	5	112 115	32,684	3	0	5	121 124	33,098	3	0	5	123 125																	
80	1050	P4	270W	T5VS	30,995	3 5	0	1	119	33,390	5	0	5	124	33,812	5	0	5 1																		
					32,235	_	0		119	34,726	5				35,166		0		130																	
				T5S T5M	32,261	5	_	2	-	34,754	5	0	2	129	35,194	5	_	2	130																	
				T5M	32,180	5	0	4	119	34,667		0	4	128	35,105		0	5	130																	
			T5W	31,969	5	0	4	118	34,439	5	0	5	128	34,875	5	0		129																		
				BLC LCCO	25,412	2	0	4	94 70	27,376	2	0	4	101 75	27,722	2	0	4	103 76																	
					18,909					20,370					20,628																					
			RCCO	18,909	2	0	4	70	20,370	2	0	4	75	20,628	2	0	4	76																		



#### **Lumen Output**

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward O	ptics																					
LED Count	Drive Cur-	Power	System	Dist.			30K K, 70 CRI	)				40K K, 70 CRI					50K K, 70 CRI)					
	rent	Package	Watts	Туре	Lumens	В	U	G	LPW	Lumens	В	U	G	LPW	Lumens	В	U	G	LPW			
				T1S	35,193	4	0	4	110	37,912	4	0	4	118	38,392	4	0	4	120			
				T2S	35,155	4	0	5	110	37,872	4	0	5	118	38,351	4	0	5	119			
				T2M	35,336	4	0	4	110	38,067	4	0	4	119	38,549	4	0	4	120			
				T3S	34,222	4	0	5	107	36,866	4	0	5	115	37,333	4	0	5	116			
				T3M	35,251	3	0	4	110	37,974	3	0	5	118	38,455	4	0	5	120			
				T4M	34,485	3	0	5	107	37,149	4	0	5	116	37,620	4	0	5	117			
80	1250	P5	321W	TFTM	35,229	3	0	5	110	37,951	3	0	5	118	38,431	3	0	5	120			
00	1250	"	32111	T5VS	36,639	5	0	1	114	39,470	5	0	1	123	39,970	5	0	1	125			
				T5S	36,669	5	0	2	114	39,502	5	0	2	123	40,002	5	0	2	125			
				T5M	36,576	5	0	4	114	39,403	5	0	4	123	39,901	5	0	4	124			
				T5W	36,336	5	0	5	113	39,144	5	0	5	122	39,640	5	0	5	123			
				BLC	28,884	3	0	4	90	31,115	3	0	4	97	31,509	3	0	4	98			
				LCC0	21,492	2	0	4	67	23,153	2	0	5	72	23,446	3	0	5	73			
				RCCO	21,492	2	0	4	67	23,153	2	0	5	72	23,446	3	0	5	73			
				T1S	37,824	4	0	4	110	40,747	4	0	4	119	41,263	4	0	4	120			
				T2S	37,784	4	0	5	110	40,704	4	0	5	119	41,219	4	0	5	120			
				T2M	37,979	4	0	4	111	40,913	4	0	4	119	41,431	4	0	4	121			
				T3S	36,780	4	0	5	107	39,623	4	0	5	116	40,124	4	0	5	117			
				T3M	37,886	3	0	5	110	40,814	4	0	5	119	41,331	4	0	5	120			
				T4M TFTM	37,063	3	0	5	108	39,927	4	0	5	116 119	40,433	4	0	5	118			
100	1050	P6	343W	T5VS	37,863	5	0	1	110 115	40,789 42.422	5	0	1	124	41,305	5	0		120 125			
					TSS	39,379	_	_	2	115	42,422	5	0	2	124	42,959 42,993	5	0	2	125		
			T5M	39,411 39,311	5	0	4	115	42,456	5	0	4	123	42,993	5	0	4	125				
			T5W	39,053	5	0	5	114	42,349	5	0	5	123	42,604	5	0	5	123				
			BLC	31,043	3	0	4	91	33,442	3	0	4	97	33,865	3	0	4	99				
			LCCO	23,099	2	0	5	67	24,884	3	0	5	73	25,199	3	0	5	73				
				RCCO	23,099	2	0	5	67	24,884	3	0	5	73	25,199	3	0	5	73			
							T1S	42,599	4	0	4	107	45,890	4	0	4	115	46,471	4	0	4	117
				T2S	42,553	4	0	5	107	45,842	4	0	5	115	46,422	4	0	5	117			
				T2M	42,773	4	0	4	107	46,078	4	0	4	116	46,661	4	0	5	117			
				T3S	41,423	4	0	5	104	44,624	4	0	5	112	45,189	4	0	5	114			
				T3M	42,669	4	0	5	107	45,966	4	0	5	115	46,548	4	0	5	117			
				T4M	41,742	4	0	5	105	44,967	4	0	5	113	45,537	4	0	5	114			
				TFTM	42,643	4	0	5	107	45,938	4	0	5	115	46,519	4	0	5	117			
100	1250	P7	398W	T5VS	44,350	5	0	1	111	47,777	5	0	1	120	48,381	5	0	1	122			
				T5S	44,385	5	0	2	112	47,815	5	0	3	120	48,420	5	0	3	122			
				T5M	44,273	5	0	4	111	47,695	5	0	4	120	48,298	5	0	4	121			
				T5W	43,983	5	0	5	111	47,382	5	0	5	119	47,982	5	0	5	121			
				BLC	34,962	3	0	4	88	37,664	3	0	5	95	38,140	3	0	5	96			
				LCCO	26,015	3	0	5	65	28,025	3	0	5	70	28,380	3	0	5	71			
				RCCO	26,015	3	0	5	65	28,025	3	0	5	70	28,380	3	0	5	71			
				T1S	45,610	4	0	4	106	49,135	4	0	4	114	49,757	4	0	4	115			
				T2S	45,562	4	0	5	106	49,083	4	0	5	114	49,704	4	0	5	115			
				T2M	45,797	4	0	4	106	49,336	4	0	5	114	49,960	4	0	5	116			
				T3S	44,352	4	0	5	103	47,779	4	0	5	111	48,384	4	0	5	112			
				T3M	45,686	4	0	5	106	49,216	4	0	5	114	49,839	4	0	5	116			
				T4M	44,693	4	0	5	104	48,147	4	0	5	112	48,756	4	0	5	113			
100	1350	P8	448W	TFTM	45,657	4	0	5	106	49,186	4	0	5	114	49,808	4	0	5	116			
	1,550	.0	1.011	T5VS	47,485	5	0	1	110	51,155	5	0	1	119	51,802	5	0	1	120			
				T5S	47,524	5	0	3	110	51,196	5	0	3	119	51,844	5	0	3	120			
				T5M	47,404	5	0	4	110	51,067	5	0	5	118	51,713	5	0	5	120			
				T5W	47,093	5	0	5	109	50,732	5	0	5	118	51,374	5	0	5	119			
			BLC	37,434	3	0	5	87	40,326	3	0	5	94	40,837	3	0	5	95				
			LCC0	27,854	3	0	5	65	30,006	3	0	5	70	30,386	3	0	5	71				
		RCCO	27,854	3	0	5	65	30,006	3	0	5	70	30,386	3	0	5	71					



#### **Lumen Output**

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Rotated 0	otated Optics																										
	Drive Cur-	Power	System				30K					40K					50K										
LED Count	rent	Package	Watts	Dist. Type			K, 70 CRI		Low	1		K, 70 CRI)		LIDIU			K, 70 CRI	_	LDW								
				T1S	Lumens 20,145	B 4	0	G 4	129	21,702	B 4	0	G 4	139	Lumens 21,977	B 4	0	G 4	LPW 141								
				T2S	20,143	4	0	4	128	21,702	4	0	4	138	21,877	4	0	4	140								
				T2M	20,391	4	0	4	131	21,967	4	0	4	141	22,245	4	0	4	143								
				T3S	19,719	4	0	4	126	21,242	4	0	4	136	21,511	4	0	4	138								
				T3M	20,379	4	0	4	131	21,954	4	0	4	141	22,232	4	0	4	143								
				T4M	19,995	4	0	4	128	21,540	4	0	4	138	21,812	5	0	5	140								
90	530	P10	156W	TFTM	20,511	4	0	4	131	22,096	5	0	5	142	22,376	5	0	5	143								
90	330	FIU	13000	T5VS	20,655	4	0	1	132	22,251	4	0	1	143	22,533	4	0	1	144								
				T5S	20,482	4	0	2	131	22,064	4	0	2	141	22,343	4	0	2	143								
				T5M	20,477	5	0	3	131	22,059	5	0	3	141	22,338	5	0	3	143								
				T5W	20,293	5	0	3	130	21,861	5	0	3	140	22,138	5	0	4	142								
				BLC LCCO	16,846 12,032	2	0	3	108 77	18,148 12,961	2	0	3	116 83	18,378 13,125	2	0	3	118 84								
				RCCO	12,032	4	0	4	77	12,961	4	0	4	83	13,123	4	0	4	84								
				T1S	25,518	4	0	4	123	27,490	4	0	4	133	27,837	4	0	4	134								
				T2S	25,371	5	0	5	123	27,331	5	0	5	132	27,677	5	0	5	134								
				T2M	25,829	4	0	4	125	27,825	4	0	4	134	28,177	4	0	4	136								
				T3S	24,977	5	0	5	121	26,907	5	0	5	130	27,248	5	0	5	132								
				T3M	25,814	5	0	5	125	27,809	5	0	5	134	28,161	5	0	5	136								
				T4M	25,327	5	0	5	122	27,284	5	0	5	132	27,629	5	0	5	133								
90	700	P11	207W	TFTM	25,981	5	0	5	126	27,989	5	0	5	135	28,343	5	0	5	137								
, ,	700		20711	T5VS	26,164	5	0	1	126	28,185	5	0	1	136	28,542	5	0	1	138								
				T5S	25,943	4	0	2	125	27,948	5	0	2	135	28,302	5	0	2	137								
				T5M	25,937	5	0	3	125	27,941	5	0	3	135	28,295	5	0	3	137								
				T5W BLC	25,704 21,339	5	0	4	124 103	27,691 22,988	5	0	4	134 111	28,041 23,279	5	0	4	135 112								
				LCCO	15,240	2	0	4	74	16,418	2	0	4	79	16,626	2	0	4	80								
				RCCO	15,220	5	0	5	74	16,396	5	0	5	79	16,604	5	0	5	80								
				T1S	29,912	4	0	4	118	32,223	4	0	4	127	32,631	5	0	4	128								
				T2S	29,740	5	0	5	117	32,038	5	0	5	126	32,443	5	0	5	128								
				T2M	30,277	4	0	4	119	32,616	5	0	5	128	33,029	5	0	5	130								
				T3S	29,278	5	0	5	115	31,540	5	0	5	124	31,940	5	0	5	126								
				T3M	30,259	5	0	5	119	32,597	5	0	5	128	33,010	5	0	5	130								
				T4M	29,688	5	0	5	117	31,982	5	0	5	126	32,387	5	0	5	128								
90	850	850 <b>P12</b> 25	254W	TFTM	30,455	5	0	5	120	32,808	5	0	5	129	33,224	5	0	5	131								
						25.00		25411			25411	TSVS	30,669	5	0	1	121	33,039	5	0	1	130	33,457	5	0	1	132
								T5S T5M	30,411 30,404	5	0	3	120 120	32,761 32,753	5	0	2	129 129	33,176 33,168	5	0	2	131 131				
						T5W	30,404	5	0	4	119	32,755	5	0	4	129	32,870	5	0	4	129						
					BLC	25,013	4	0	4	98	26,946	4	0	4	106	27,287	4	0	4	107							
				LCCO	17,865	2	0	4	70	19,245	2	0	4	76	19,489	2	0	4	77								
				RCCO	17,841	5	0	5	70	19,220	5	0	5	76	19,463	5	0	5	77								
				T1S	38,768	5	0	5	113	41,764	5	0	5	121	42,292	5	0	5	123								
				T2S	38,545	5	0	5	112	41,523	5	0	5	121	42,049	5	0	5	122								
				T2M	39,241	5	0	5	114	42,273	5	0	5	123	42,808	5	0	5	124								
				T3S	37,947	5	0	5	110	40,879	5	0	5	119	41,396	5	0	5	120								
				T3M	39,218	5	0	5	114	42,249	5	0	5	123	42,783	5	0	5	124								
				T4M TFTM	38,478 39,472	5	0	5	112 115	41,451 42,522	5	0	5	120 124	41,976 43,060	5	0	5	122 125								
90	1200	P13	344W	T5VS	39,472	5	0	1	116	42,322	5	0	1	124	43,363	5	0	1	126								
				TSS	39,415	5	0	2	115	42,461	5	0	2	123	42,998	5	0	2	125								
				T5M	39,405	5	0	4	115	42,450	5	0	4	123	42,988	5	0	4	125								
				T5W	39,052	5	0	5	114	42,069	5	0	5	122	42,602	5	0	5	124								
				BLC	32,419	5	0	5	94	34,925	5	0	5	102	35,367	5	0	5	103								
				LCC0	23,154	3	0	5	67	24,943	3	0	5	73	25,259	3	0	5	73								
				RCCO	23,124	5	0	5	67	24,910	5	0	5	72	25,226	5	0	5	73								
				TIS	42,867	5	0	5	106	46,180	5	0	5	114	46,764	5	0	5	115								
				T2S	42,621	5	0	5	105	45,914	5	0	5	113	46,495	5	0	5	115								
				T2M T3S	43,390 41,959	5	0	5	107 104	46,743	5	0	5	115 112	47,335	5	0	5	117 113								
				T3M	43,365	5	0	5	104	45,201 46,716	5	0	5	115	45,773 47,307	5	0	5	117								
				T4M	42,547	5	0	5	107	45,834	5	0	5	113	46,414	5	0	5	115								
	4/	B.C.	40	TFTM	43,646	5	0	5	108	47,018	5	0	5	116	47,614	5	0	5	118								
90	1400	P14	405W	T5VS	43,952	5	0	1	109	47,349	5	0	1	117	47,948	5	0	1	118								
				T5S	43,583	5	0	2	108	46,950	5	0	2	116	47,545	5	0	3	117								
				T5M	43,572	5	0	4	108	46,939	5	0	4	116	47,533	5	0	4	117								
				T5W	43,181	5	0	5	107	46,518	5	0	5	115	47,107	5	0	5	116								
			BLC	35,847	5	0	5	89	38,617	5	0	5	95	39,106	5	0	5	97									
			LCC0	25,602	3	0	5	63	27,580	3	0	5	68	27,930	3	0	5	69									
			RCCO	25,569	5	0	5	63	27,544	5	0	5	68	27,893	5	0	5	69									



#### **FEATURES & SPECIFICATIONS**

#### **INTENDED USE**

The sleek design of the D-Series Area Size 2 reflects the embedded high performance LED technology. It is ideal for applications like car dealerships and large parking lots adjacent to malls, transit stations, grocery stores, home centers, and other big-box retailers.

#### CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.1 ft²) for optimized pole wind loading.

#### FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

#### **OPTICS**

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K, or 5000 K (70 CRI) configurations. The D-Series Size 2 has zero uplight and qualifies as a Nighttime Friendly  $^{\text{TM}}$  product, meaning it is consistent with the LEED and Green Globes criteria for eliminating wasteful uplight.

#### **ELECTRICAL**

Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hrs at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily-serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

#### INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 2 to withstand up to a 2.0 G vibration load rating per ANSI C136.31. The D-Series Size 2 utilizes the AERIS™ series pole drilling pattern (Template #8). NEMA photocontrol receptacle is available.

#### STANDARD CONTROLS

The DSX2 LED area luminaire has a number of control options. DSX Size 2, comes standard with 0-10V dimming drivers. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensors with onboard photocells feature field-adjustable programing and are suitable for mounting heights up to 30 feet.

#### nLIGHT AIR CONTROLS

The DSX2 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

#### LISTINGS

UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D670,857 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at <a href="https://www.designlights.org/QPL">www.designlights.org/QPL</a> to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

#### WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/customer-support/terms-and-conditions

**Note:** Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

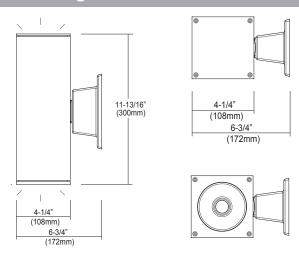






### 4" LED Architectural Square Cylinder Up & Downlight





#### **DESCRIPTION**

The Outdoor LED Cylinder Family features wet location rated wall mount style cylinders with down light and up & down light options. Choose from energy efficient 13W, 17W, or 27W AC modules, with finishes available in black, brushed nickel, or oil-rubbed bronze. Features Triac dimming down to 5%, using most standard dimmers. Utilizes AC circuit on board technology for cooler operating temperature and extended lifetime.

#### **DESIGN FEATURES**

#### Construction

Aluminum die-cast with powder coat finish

#### **Electrical**

- 120V Direct AC operation with DOB
- Triac dimming down to 5%
- Various wattages of modules available
- Cooler operating temperature without driver
- Operating temperature: -31°F (-35°C) to 122°F (50°C) Stable driving current prevents inrush damage to
- circuit switches and modules Available in 80CRI, 3000K & 4000K

#### Installation

- Easy surface mounting for simple installation using anchors and screws
- J-box mountable

#### Lens

- Clear acrylic lens protects LEDs while allowing for optimum lumen output
- 37° beam angle

#### **Finish**

Black, brushed aluminum or oil-rubbed bronze

#### Certifications

- cCSAus for wet location
- 5 year limited warranty
- Wet location rated









### Specification & Ordering

Model #	Dimensions (H x W x D)	Watt	Lumens (delivered)	Lumens (source)	Color Temp
		13W	845lm	1280lm	<b>3K</b> 3000K
4428	11-13/16" x 4-1/4" x 6-3/4"	17W	1105lm	1710lm	<b>4K</b> 4000K
		27W	1755lm	2570lm	

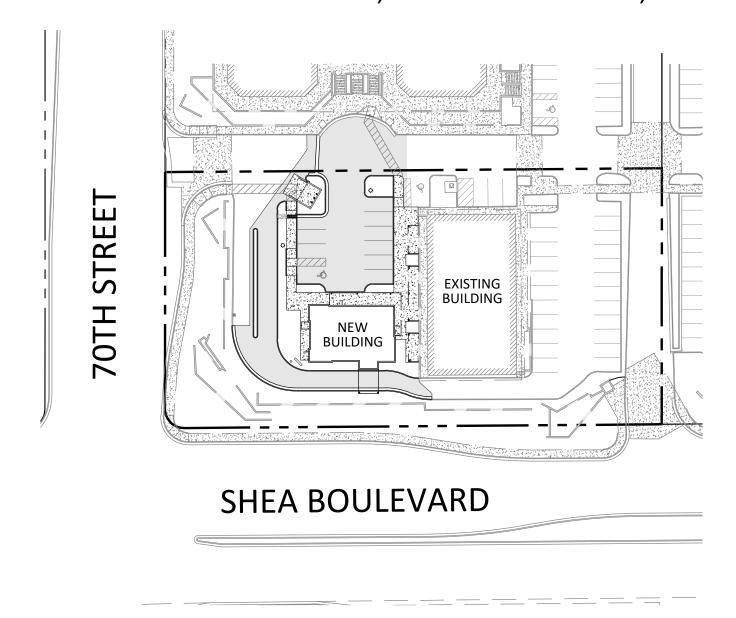
ORDERING			Example: 4428BK-13-3K
Model #	Finish	Watts	CCT
4428			
4428	BK : Black BA : Brushed Aluminum OB : Oil-rubbed Bronze	-13 : 13W -17 : 17W -27 : 27W	- <b>3K</b> : 3000K - <b>4K</b> : 4000K

# PRELIMINARY IMPROVEMENT PLAN for BLACK ROCK COFFEE - 7000 EAST SHEA

7000 EAST SHEA BOULEVARD SCOTTSDALE, ARIZONA

A PORTION SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA





PROJECT OVERVIEW

30-DR-2020 11/25/20

### PROJECT INFORMATION

PROJECT DESCRIPTION: THE PROJECT CONSISTS OF THE DEMOLITION OF AN EXISTING BUILDING AND THE CONSTRUCTION OF A NEW SINGLE-STORY DRIVE-THRU COFFEE SHOP WITH ALL REQUIRED GRADING & DRAINAGE, PARKING, UTILITY AND PAVING IMPROVEMENTS.

### 7000 EAST SHEA BOULEVARD

SCOTTSDALE, ARIZONA 85254

### APN: 175-42-136N

ZONING: C-2

SITE AREA: 46,643 SF (1.07 AC)

### **SURVEY NOTES** L. THE SURVEY FOR THIS PROJECT WAS PERFORMED BY:

- SUPERIOR SURVEYING SERVICES, INC. 2122 WEST LONE CACTUS DRIVE, SUITE 11 PHOENIX, ARIZONA 85027 PH: 623-869-0223 CONTACT: DAVID S. KLEIN, R.L.S.
- . THE BASIS OF BEARINGS FOR THIS PROJECT IS THE MONUMENT LINE OF SHEA BOULEVARD, ALSO BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 22, USING A BEARING OF NORTH 89°33'07" EAST, AS PER THE RECORD OF SURVEY IN BOOK 1366, PAGE 41, RECORDS OF MARICOPA COUNTY, ARIZONA.
- 3. THE BASIS OF ELEVATION FOR THIS PROJECT IS THE CITY OF SCOTTSDALE BENCHMARK ID: 3272, BEING A 3" CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE, LOCATED AT THE INTERSECTION OF SHEA BOULEVARD & SCOTTSDALE ROAD, HAVING AN ELEVATION OF 1351.26', (NAVD88).

### BENCHMARK

THE BENCHMARK USED FOR THIS PLAN IS THE CITY OF SCOTTSDALE BENCHMARK ID: 3272, BEING A 3" CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE, LOCATED AT THE INTERSECTION OF SHEA BOULEVARD & SCOTTSDALE ROAD, HAVING AN ELEVATION OF 1351.26', (NAVD88).

### LEGAL DESCRIPTION

THE NORTH 160.00 FEET OF THE SOUTH 225.00 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICÓPA COUNTY, ARIZONA; EXCEPT THE EAST 320.00 FEET; AND

EXCEPT THE WEST 30.00 FEET; AND EXCEPT BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE WEST 30.00 FEET OF SAID WEST HALF WITH THE NORTH LINE OF THE SOUTH 65.00 FEET OF SAID THENCE NORTHERLY ALONG SAID EAST LINE, 12.00 FEET TO THE BEGINNING OF A

TANGENT CURVE NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO A POINT OF TANGENCY IN SAID NORTH LINE, SAID POINT BEARS 12.00 FEET EASTERLY FROM THE POINT OF BEGINNING;

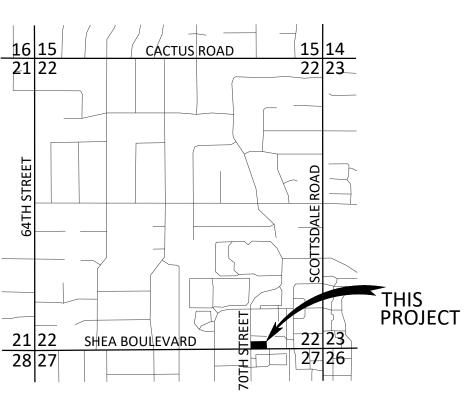
THENCE WESTERLY ALONG SAID NORTH LINE, 12.00 FEET TO THE POINT OF

### FLOODPLAIN INFORMATION

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NUMBER 04013C1760L, DATED OCTOBER 16, 2013 THE PARCEL IS LOCATED IN THE ZONE X (SHADED) AREA, WHICH IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD: AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SOUARE MILE: AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

### DRAINAGE STATEMENT

-SITE IS NOT IN A SPECIAL FLOOD HAZARD AREA -OFFSITE FLOWS DO NOT AFFECT THIS SITE -EXTREME STORM OUTFALLS THE SITE AT THE NORTHWEST CORNER AT THE ELEVATION OF 1353.86.



IN THE SE 1/4 OF THE SE 1/4 OF SECTION 22, T. 3 N., R. 4 E., G.&S.R.M., CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA

**LOCATION MAP** 

3" = 1 MILE

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BL

### OWNER/DEVELOPER

**DPC COMPANIES** 7800 EAST UNION AVENUE, #800 DENVER, COLORADO 80237 PH: 303-796-8288 ATTN: JUSTIN LUTGEN

### **CIVIL ENGINEER**

CYPRESS CIVIL DEVELOPMENT 4450 NORTH 12TH STREET, #228 PHOENIX, ARIZONA 85014 PH: 623-282-2498 ATTN: JEFF HUNT, PE

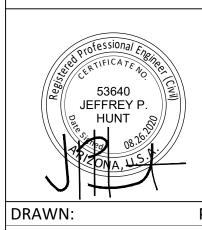
### ARCHITECT

**VERTICAL DESIGN STUDIOS** 4650 EAST COTTON CENTER BOULEVARD SUITE 140 PHOENIX, ARIZONA 85040 PH: 602-395-1000 ATTN: JUSTIN GREGONIS

UTILITIES CITY OF SCOTTSDALE WATER: CITY OF SCOTTSDALE SEWER: **ELECTRIC:** ARIZONA PUBLIC SERVICE SOUTHWEST GAS TELEPHONE: CENTURYLINK CABLE: COX COMMUNICATIONS

### SHEET INDEX

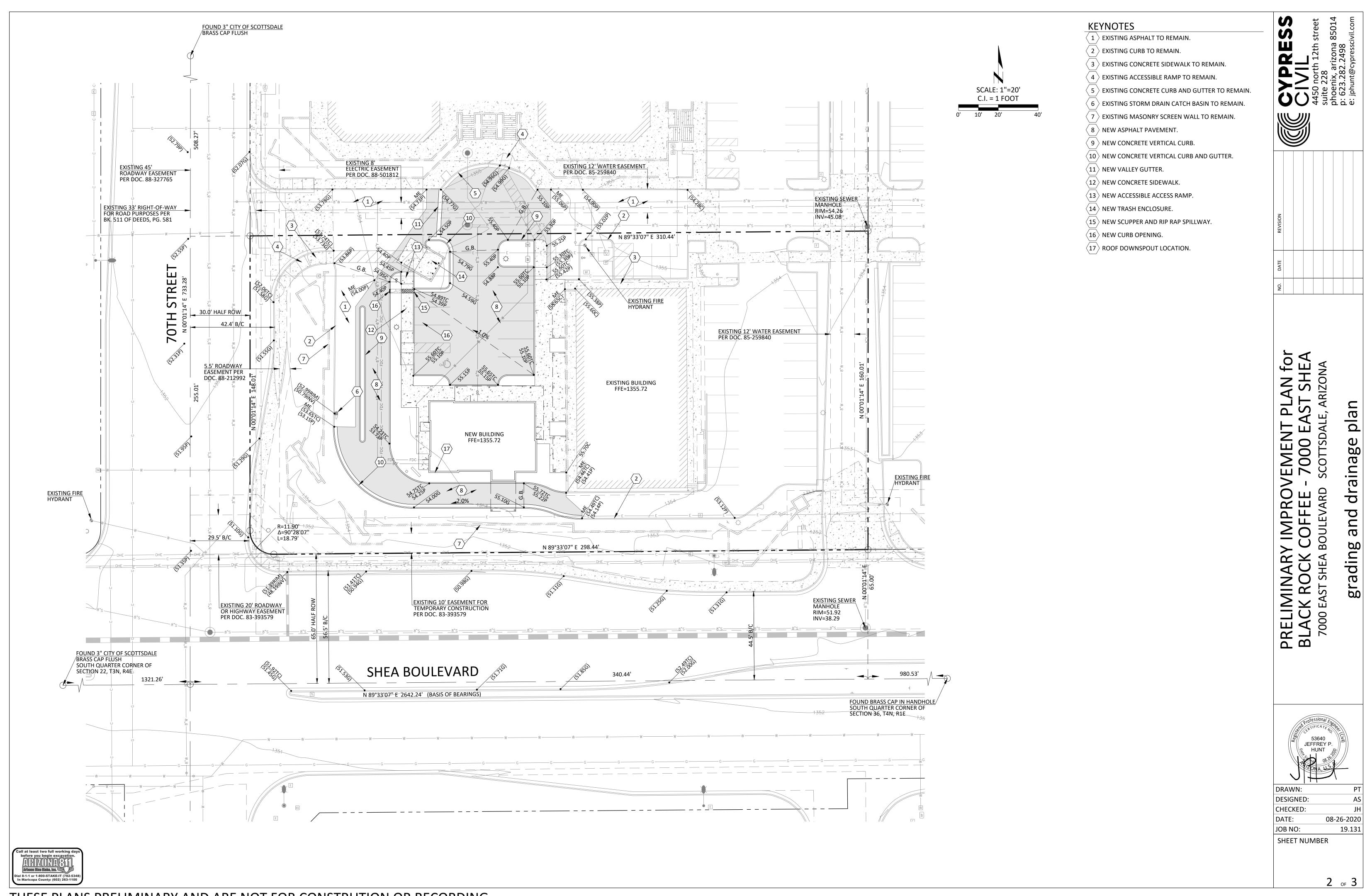
1. COVER SHEET 2. GRADING AND DRAINAGE PLAN 3. ONSITE UTILITY PLAN

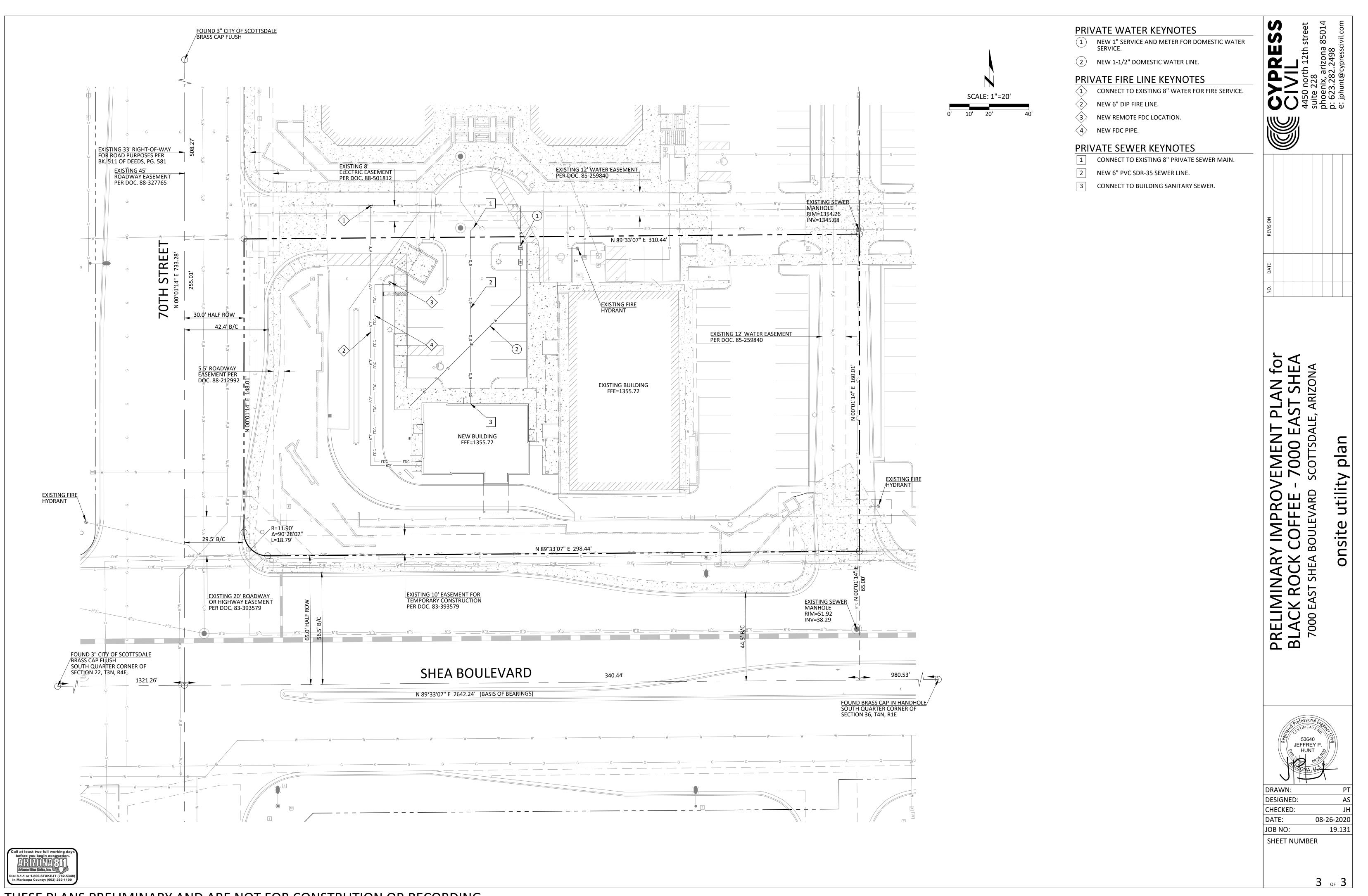


DESIGNED: CHECKED: DATE: 08-26-2020 JOB NO: 19.131 **SHEET NUMBER** 



1 of 3





(Affects all Parcels)
(PERTAINS TO EASEMENT FOR INGRESS, EGRESS, UTILITIES, ENCROACHMENTS, AND DRAINAGE OVER COMMON AREAS OF SHOPPING CENTER)

All matters as set forth in Cross Access and Parking Easement, recorded October 07, 2008 as 2008-866501 of Official Records. (Affects all Parcels)

(PERTAINS TO EASEMENT FOR INGRESS, EGRESS, UTILITIES, ENCROACHMENTS, AND DRAINAGE OVER COMMON AREAS OF SHOPPING CENTER)

All matters as set forth in Grant of Easement and Declaration of Restrictions, recorded October 14, 1994 as 94—741748 of Official Records and Amended and Restated recorded April 25, 2001 as 2001-335672 of Official Records.

(Affects Parcel Nos. 1 and 4) (PLOTTED HEREON - ALSO PARCEL NO. 6)

- All matters as set forth in Covenant and Agreement to Hold Property as One Parcel, recorded March 29, 2001 as 2001—249941 of Official Records. (Affects Parcel Nos. 1, 2 and 3) (REFERENCES SUBJECT PROPERTY - NOT PLOTTABLE)
- All matters as set forth in Grant of Easement, recorded April 25, 2001 as 2001-335673 of Official Records. (Affects Parcel Nos. 1, 2 and 4) (PLOTTED HEREON)
- All matters as set forth in Covenant and Agreement to Hold Property as One Parcel, recorded April 16, 2002 as 2002—389103 of Official Records. (Affects Parcel Nos. 1 through 5)
  (REFERENCES SUBJECT PROPERTY - NOT PLOTTABLE)
- An easement for right of entry for drainage, flood control channel and ncidental purposes in the document recorded as Docket 16170 and Page (Affects Parcel Nos. 1, 4 and 5) (PLOTTED HEREON)
- An easement for roadway and incidental purposes in the document recorded as Book 511 of Deeds and Page 581 and recorded as Book 5 of Road Maps, Page 32. (Affects all parcels) (PLOTTED HÉREON)
- An easement for drainage, flood control and incidental purposes in the document recorded as 83-287292 of Official Records and recorded as 83-393573 of Official Records. (Affects Parcel Nos. 1 and 5) (PLOTTED HEREON)
- An easement for public highway, public utilities and incidental purposes in (Affects Parcel Nos. 1 through 4) (PLOTTED HEREON)
- An easement for highway, public utilities and incidental purposes in the document recorded as 84-144732 of Official Records. (Affects Parcel No. 5) (PLOTTED HEREON)
- An easement for public water lines and incidental purposes in the document recorded as 85—259840 of Official Records. (Affects Parcel Nos. 1 and 5) (PLOTTED HEREON)

(PLOTTED HEREON)

- An easement for drainage, flood control and incidental purposes in the document recorded as 85-484416 of Official Records and re-recorded as 86-036871 of Official Records. (Affects Parcel No. 4)
- An easement for public highway, public utilities and incidental purposes in the document recorded as 88-212992 of Official Records. (PLOTTED HEREON)
- An easement for public highway, public utilities and incidental purposes in the document recorded as 88–327765 of Official Records.

  (Affects Parcel Nos. 3 and 5) (PLOTTED HEREON)
- An easement for electric lines and incidental purposes in the document recorded as 88-501812 of Official Records. (Affects Parcel No. 5) (PLOTTED HEREON)
- An easement for electric lines, appurtenant facilities and incidental purposes in the document recorded as 2002–962300 of Official Records. (Aḟfects Parcel No. 1) (PLOTTED HEREON)
- All matters as set forth in Waiver of Right to Make a Claim Under Proposition 207, recorded April 08, 2015 as 2015-0238850 of Official (Affects Parcel No. 5) (REFERENCES SUBJECT PROPERTY - NOT PLOTTABLE)
- All matters as set forth in Waiver of Right to Make a Claim Under Proposition 207, recorded April 08, 2015 as 2015—0238851 of Official Records. (Affects Parcel No. 5) (REFERENCES SUBJECT PROPERTY - NOT PLOTTABLE)

# ALTA / NSPS LAND TITLE SURVEY

OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 22 TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

## **DESCRIPTION**

<u>PARCEL NO. 1:</u> THE WEST 300.00 FEET OF THE EAST 320.00 FEET OF THE NORTH 465.00 FEET OF THE SOUTH 530.00 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE

EXCEPT THE EAST 210.00 FEET OF THE SOUTH 225.00 FEET OF SAID WEST HALF.

EXCEPT THAT PORTION CONVEYED TO THE CITY OF SCOTTSDALE IN DEED RECORDED OCTOBER 14, 1994, IN DOCUMENT NO. 94-0741747, RECORDS OF MARICOPA COUNTY, ARIZONA.

THE WEST 190.00 FEET OF THE EAST 210.00 FEET OF THE NORTH 160.00 FEET OF THE SOUTH 225.00 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY. ARIZONA:

EXCEPT THE EAST 100.00 FEET OF THE SOUTH 140.00 FEET OF SAID WEST HALF.

EXCEPT THAT PORTION CONVEYED TO THE CITY OF SCOTTSDALE IN DEED RECORDED OCTOBER 14, 1994, IN DOCUMENT NO. 94-0741747, RECORDS OF MARICOPA COUNTY, ARIZONA.

THE NORTH 160.00 FEET OF THE SOUTH 225.00 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE EAST 320.00 FEET; AND

AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE WEST 30.00 FEET; AND

EXCEPT BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE WEST 30.00 FEET OF SAID WEST HALF WITH THE NORTH LINE OF THE SOUTH 65.00 FEET OF SAID WEST HALF: THENCE NORTHERLY ALONG SAID EAST LINE, 12.00 FEET TO THE BEGINNING OF A

TANGENT CURVE NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO A POINT OF TANGENCY IN SAID NORTH LINE, SAID POINT BEARS 12.00 FEET EASTERLY FROM

THE POINT OF BEGINNING; THENCE WESTERLY ALONG SAID NORTH LINE, 12.00 FEET TO THE POINT OF

PARCEL NO. 4:
THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE EAST 100.00 FEET OF SAID WEST HALF WITH THE NORTH LINE OF THE SOUTH 140.00 FEET THEREOF; THENCE EASTERLY ALONG SAID NORTH LINE, A DISTANCE OF 30.00 FEET; THENCE SOUTHERLY AND PARALLEL WITH THE EAST LINE OF SAID WEST HALF, A

DISTANCE OF 10.00 FEET; THENCE SOUTHWESTERLY TO THE INTERSECTION OF THE WEST LINE OF THE EAST 94.00 FEET OF SAID WEST HALF WITH THE NORTH LINE OF THE SOUTH 73.00 FEET THEREOF;

THENCE SOUTHERLY ALONG SAID WEST LINE, A DISTANCE OF 8.00 FEET TO THE NORTH LINE OF THE SOUTH 65.00 FEET OF SAID WEST HALF; THENCE WESTERLY ALONG SAID NORTH LINE, A DISTANCE OF 6.00 FEET TO THE WEST LINE OF THE EAST 100.00 FEET OF SAID WEST HALF; THENCE NORTHERLY ALONG SAID WEST LINE, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING.

THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22. TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING SOUTH OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE NORTHWEST CORNER OF SUNDOWN PLAZA, ACCORDING TO BOOK 65 OF MAPS, PAGE 40, RECORDS OF MARICOPA COUNTY;

### REFERENCES

GENERAL LAND OFFICE RECORDS ON FILE WITH THE U.S. DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT

FINAL PLAT OF "AGUA CALIENTE" RECORDED IN BOOK 303 OF MAPS, PAGE 32, MARICOPA COUNTY RECORDS

SUBDIVISION OF "SUNDOWN PLAZA" RECORDED IN BOOK 65 OF MAPS, PAGE 40, MARICOPA COUNTY RECORDS

LAND ASSEMBLAGE MAP OF "SUNDOWN PLAZA" RECORDED IN BOOK 1009 OF MAPS. PAGE 18. MARICOPA COUNTY RECORDS

GENERAL WARRANTY DEED IN 1994-0741747, MARICOPA COUNTY RECORDS

WARRANTY DEED IN 1983-0287291, MARICOPA COUNTY RECORDS RESULTS OF SURVEY IN BOOK 1231 OF MAPS, PAGE 5, MARICOPA COUNTY

THENCE SOUTH OO DEGREES OO MINUTES O1 SECONDS EAST ALONG THE WEST LINE OF SAID SUNDOWN PLAZA AND ALONG THE WEST LINE OF THE EAST 20.00 FEET OF SAID WEST HALF, A DISTANCE OF 598.65 FEET TO THE INTERSECTION OF SAID WEST LINE WITH THE CENTERLINE OF SAHUARO DRIVE, AS RECORDED ON THE PLAT OF SAID SUNDOWN PLAZA AND THE TRUE POINT OF BEGINNING OF THE LINE HEREIN DESCRIBED:

THENCE SOUTH 89 DEGREES 47 MINUTES 41 SECONDS WEST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID WEST HALF, A DISTANCE OF 640.52 FEET TO A POINT ON THE WEST LINE OF SAID WEST HALF AND THE TERMINUS OF THE LINE DESCRIBED HEREIN;

EXCEPT THE EAST 20.00 FEET; AND

EXCEPT THE WEST 30.00 FEET; AND

EXCEPT THE WEST 300.00 FEET OF THE EAST 320.00 FEET OF THE SOUTH 530.00 FEET; AND

EXCEPT THE SOUTH 225.00 FEET;

EXCEPT THE WEST 30.00 FEET; AND

EXCEPT THE EAST 320.00 FEET OF SAID SOUTH 225.00 FEET.

PARCEL NO. 6: AN EASEMENT FOR MOTOR VEHICLE PARKING AND INCIDENTAL VEHICULAR AND PEDESTRIAN ACCESS BY OR PURSUANT TO THAT CERTAIN "GRANT OF EASEMENTS AND DECLARATION OF RESTRICTIONS" RECORDED OCTOBER 14, 1994, IN DOCUMENT NO. 94-0741748 OF OFFICIAL RECORDS. AND THAT CERTAIN "AMENDED AND RESTATED GRANT OF EASEMENTS AND DECLARATION OF RESTRICTIONS" RECORDED APRIL 25, 2001, IN DOCUMENT NO. 2001-0335672 OF OFFICIAL RECORDS. RECORDS OF MARICOPA COUNTY, ARIZONA, ACROSS THE FOLLOWING DESCRIBED PARCEL A AND PARCEL B:

PARCEL A:
A PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 22;

THENCE SOUTH 89 DEGREES 31 MINUTES 16 SECONDS WEST ALONG THE SOUTH SECTION LINE. 680.48 FEET. SAID LINE BEING THE MONUMENT LINE OF SHEA

THENCE NORTH 00 DEGREES 00 MINUTES 01 SECONDS WEST. 65.02 FEET TO THE POINT OF BEGINNING:

THENCE SOUTH 89 DEGREES 31 MINUTES 16 SECONDS WEST, 74.00 FEET ALONG THE NORTH RIGHT OF WAY LINE OF SHEA BOULEVARD; THENCE NORTH OO DEGREES OO MINUTES OI SECONDS WEST, 8.00 FEET; THENCE NORTH 22 DEGREES 45 MINUTES 38 SECONDS EAST, 62.03 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 01 SECONDS WEST, 10.00 FEET; THENCE NORTH 89 DEGREES 31 MINUTES 16 SECONDS EAST, 50.00 FEET TO A POINT ON THE WEST LINE OF A 20 FOOT WIDE PUBLIC ALLEY; THENCE SOUTH OO DEGREES OO MINUTES O1 SECONDS EAST, 75.00 FEET ALONG THE SAID WEST LINE TO THE POINT OF BEGINNING.

PARCEL B:
A PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22. TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

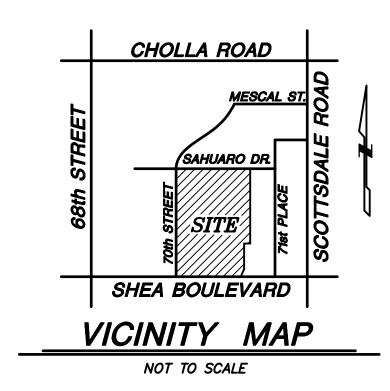
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 22;

THENCE SOUTH 89 DEGREES 31 MINUTES 16 SECONDS WEST ALONG THE SOUTH SECTION LINE, 680.48 FEET, SAID LINE BEING THE MONUMENT LINE OF SHEA

THENCE NORTH OO DEGREES OO MINUTES OI SECONDS WEST, 140.02 FEET ALONG THE WEST LINE OF A 20 FOOT WIDE PUBLIC ALLEY TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 31 MINUTES 16 SECONDS WEST, 50.00 FEET; THENCE NORTH OO DEGREES OO MINUTES OI SECONDS WEST, 200.01 FEET; THENCE NORTH 89 DEGREES 31 MINUTES 16 SECONDS EAST, 50.00 FEET TO A POINT ON THE WEST LINE OF SAID 20 FOOT PUBLIC ALLEY; THENCE SOUTH OO DEGREES OO MINUTES OI SECONDS EAST, 200.01 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

**AREA** 

GROSS = 9.006 ACRES 392,408 SQ. FT. **NET = 8.361 ACRES** 364,193 SQ. FT. NET AREA IS THE GROSS AREA LESS ANY EASEMENTS FOR ROADWAY



## **NOTES**

- The basis of bearing is the monument line of Sahuaro Drive, using a bearing of North 89 degrees 47 minutes 41 seconds East as per the RECORD OF SURVEY in Book 1231 of Maps, Page 5, records of Maricopa County, Arizona.
- All title information and the description shown is based on a Commitment for Title Insurance issued by First American Title Insurance Company, Commitment Number NCS-874377-A-LA2, dated December 19, 2017 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.

The number of striped parking spaces on the subject property are as

Regular: Handicapped: 293 Garage – Regular: <u>Garage – Handicapped:</u>

- The building lines and dimensions shown depict the exterior building footprint at ground level based on field measurements. This information is intended to depict the general configuration of the building at ground level and may or may not be the exact dimensions of the building foundation. The building square footage shown is based on the exterior building footprint and is not intended to reflect the interior or legsable area of any building. The building offset distances shown are to actual building corners. Building heights shown are the measurement between the adjacent natural ground to the highest point on the building visible from the ground.
- This survey shows visible above ground evidence of underground utilities or facilities on the subject property. No guarantee can be made as to the extent of the utilities available, either in service or abandoned, nor to their exact location. In the event this site is to be developed or improved this survey should not be used for design purposes. Please call an underground utility locator or "ARIZONA 811" at (602)263-1100 for the precise location and extent of all utilities in the area prior to any design and/or excavation.
- 6) There was no observable evidence of cemeteries, gravesites, or burial grounds on the subject property as disclosed by record documents provided to the surveyor, or observed in the process of conducting the
- 7) The subject property has direct physical access to Sahuaro Drive, 70th Street & Shea Boulevard, being improved and open public rights-of-way.
- The descriptions provided mathematically close and contain no gaps, gores or overlaps between the parcels described.
- 9) This ALTA / NSPS Land Title Survey was prepared specifically for the use of the parties named in the certification and their representatives. Use of this survey by any other party is forbidden unless expressly permitted in writing in advance by Superior Surveying Services, Inc. This survey is not to be used for design purposes. Superior Surveying Services, Inc. shall have no liability for any unauthorized use of this information without their prior written consent.

# SIGNIFICANT OBSERVATIONS

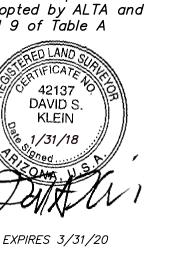
- EVIDENCE OF POTENTIAL ENCROACHMENT OF BUILDING OVER WATER EASEMENT BOUNDARY LINE BY A MAXIMUM OF 22.50 FEET.
- EVIDENCE OF POTENTIAL ENCROACHMENT OF BUILDING OVER EASEMENT FOR ELECTRIC BY A MAXIMUM OF 35.78 FEET.
- EVIDENCE OF POTENTIAL ENCROACHMENT OF BUILDING OVER EASEMENT FOR DRAINAGE BY A MAXIMUM OF 8.11 FEET.

# **CERTIFICATION**

To: DPC DEVELOPMENT COMPANY, a Colorado corporation, 7000 SHEA AZ, LLC, a Colorado limited liability company; NORTH COUNTRY PLAZA, LLC; 7000 E. SHEA BOULEVARD, LLC, a Delaware limited liability company; and FIRST AMERICAN TITLE INSURANCE COMPANY:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 4, 7(a), 7(b)(1), 7(c), 8, and 9 of Table A thereof. The field work was completed on January 18, 2018.

Date of Plat or Map: January 23, 2018 Date Last Revised: January 31, 2018 David S. Klein R.L.S. 42137

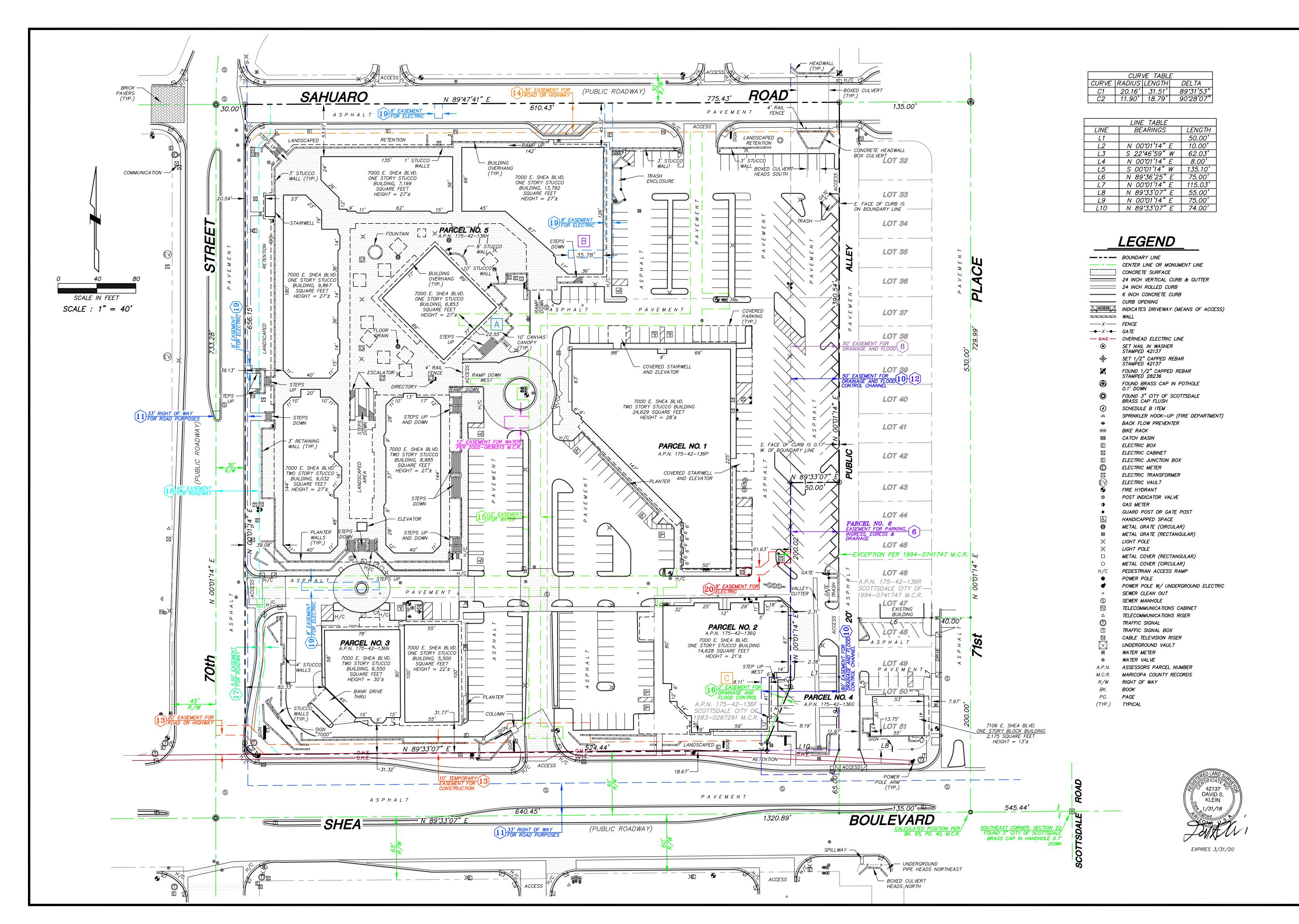


SU 1ND EA BO E, AZ A/ HE, SP

9

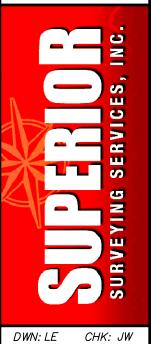
DWN: LE CHK: JW SHEET 1 OF 2

> DATE: 1/23/18 JOB NO.:3180106∩



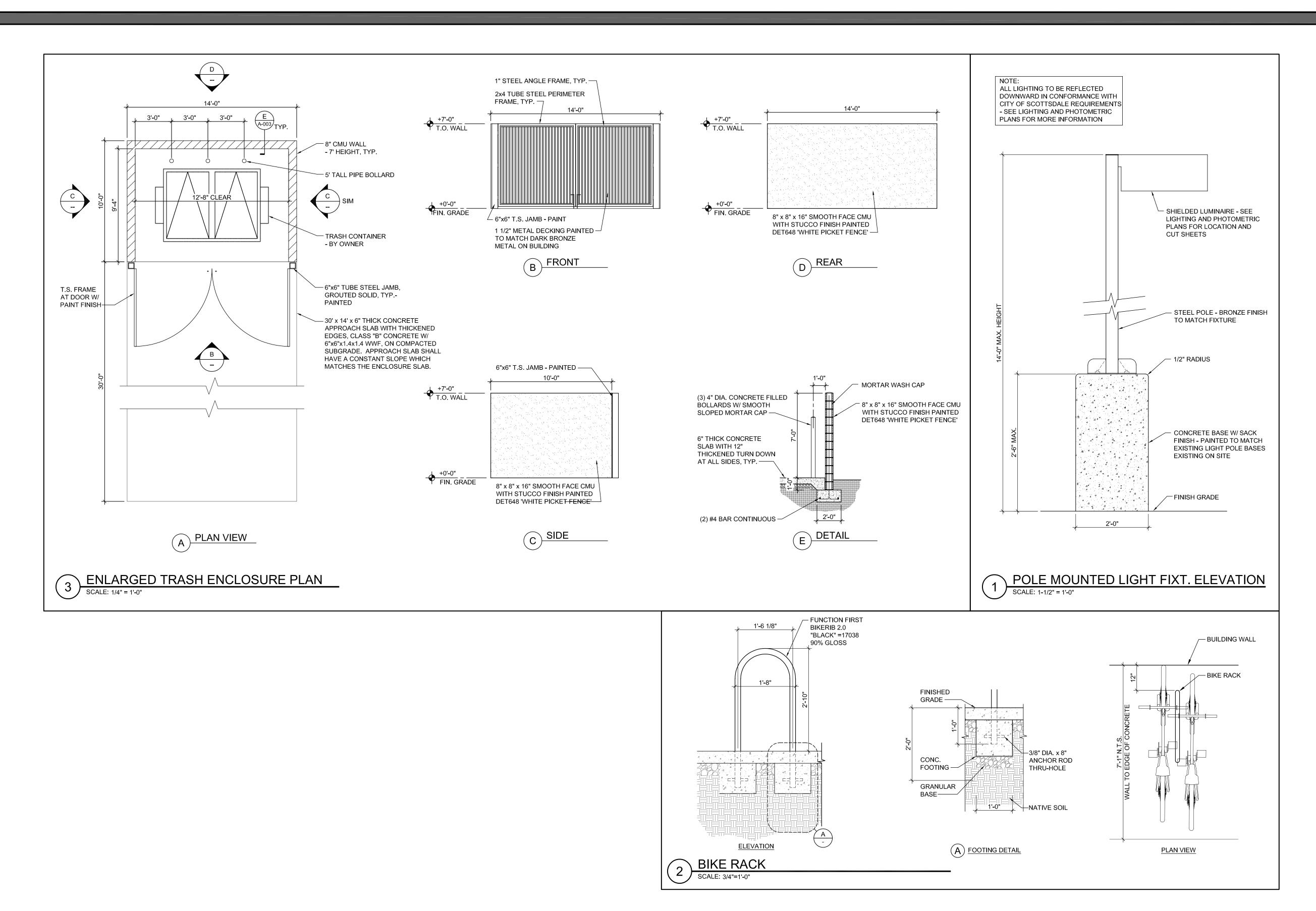
LAND TITLE SHEA BOULEVARD SDALE, AZ 85254

V



SHEET 2 OF 2

DATE: 1/23/18



A-002 - SITE DETAILS

SCALE: N/A



# BLACK ROCK COFFEE BAR

7000 EAST SHEA BOULEVARD SCOTTSDALE, ARIZONA

09.29.2020 PROJECT 19079.00





4650 E. Cotton Center Boulevard Phoenix, AZ 85040 602.395.1000 www.verticaldesignstudios.com